



GRASSROOTS
REALTY GROUP

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304, 5590 45 Street
Red Deer, Alberta

MLS # A2315639



\$449,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,252 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,021
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CAP-PR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions:	NA
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Experience CAREFREE CONDO LIVING in this stunning riverfront home, perfectly positioned to capture breathtaking sunset views. Ideally located with picturesque walking trails right outside your doorstep, the perfect blend of nature and convenience. Close to boutique shopping, grocery stores, and a variety of restaurants and a pool to relax on those hot summer days. This spacious two-bedroom plus den condo features a bright and inviting open concept layout, designed for comfortable every day living and entertaining alike. The kitchen features rich dark cabinetry, ample workspace, and a large island for additional seating. The living room offers a beautiful gas fireplace and a large picture window for showcasing the incredible views. Step onto the patio to breath in this serene setting while enjoying the warmth of the west-facing sunshine. The generous primary suite offers a peaceful retreat, complete with double closets and a 4-piece ensuite. An additional bedroom, a den, and a 3-piece bathroom complete this floorplan. This well maintained building offers exceptional amenities including an exercise room, games room, a guest suite for out-of-town company, and even a SWIMMING POOL!! Complete with two parking stalls, one inside and one out. Whether you are enjoying the tranquil surroundings, the beautiful sunsets, or the resort-style amenities, this riverfront condo offers a lifestyle that you will love coming home to.