



**327, 4805 45 Street**  
**Red Deer, Alberta**

**MLS # A2316521**



**\$297,500**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 723
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to 55+ Adult Living. This 1 bedroom with a den has had the floors done 3 years ago along with Kitchen lights in the ceiling. Enjoy the 3 season balcony with it being enclosed. Plus the comforts of having a pool and hot tub that is accessible anytime with your amenity key. There is a gym, wood working shop, vehicle wash bay, vacuum bay, bike storage and for a small annual fee, you can rent a locker in the wood shop. There are 4 suites, 1 on each floor, that can be rented for when family comes to visit. There is also many social events from play cards, playing pool or snooker and darts with fun tournaments 2-3 times a year. You can also rent the party room for big family gatherings, along with the games room with a smaller seating capacity. The outside court yard has tables and chairs, along with BBQ's that you can use at your leisure. Close to the Golden Circle, Red Deer Tennis Club and the Rec Center. Don't miss this chance to live in the Sierra Grand Building.