



**301, 80A Kelloway Crescent
Red Deer, Alberta**

MLS # A2318789



\$179,900

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,054 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	DC(16)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Laminate Counters, Open Floorplan, See Remarks, Storage		

Inclusions: stove, fridge

Welcome to this top-floor 2-bedroom condo in the highly desirable community of Kentwood! Offering 1,190 sq. ft. of bright, wheelchair-accessible living space, this well-maintained home features an open-concept floor plan designed for comfort and functionality. Whether you're a first-time buyer, downsizer, or investor, this affordable property is an excellent opportunity. The spacious kitchen includes a convenient breakfast peninsula and flows seamlessly into the dining and living areas, creating the perfect space for everyday living and entertaining. Step outside to your private covered balcony and enjoy a peaceful place to relax. This unit offers two generously sized bedrooms, a large 4-piece bathroom, and plenty of storage throughout. An assigned outdoor parking stall is included, along with ample visitor parking for guests. Monarch Place is a quiet, well-managed building with no age restrictions and features a party/games room, bike and scooter storage, and pet-friendly policies (with size restrictions). Condo fees are an affordable \$408/month and include all utilities except power, making budgeting simple and convenient. A fantastic opportunity to own an affordable, accessible home in a peaceful location close to amenities. Make this wonderful condo your own!