



GRASSROOTS
REALTY GROUP

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25, 11 Stanton Street
Red Deer, Alberta

MLS # A2321981



\$125,000

Division:	Sunnybrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,035
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Sunnybrook is one of Red Deer's most desirable mature neighbourhoods, renowned for its scenic walking trails, beautiful parks, highly regarded elementary school, and convenient central location. This bright end-unit, main-floor 2-bedroom condo is perfect for first-time buyers, downsizers, or anyone looking for affordable, low-maintenance living. The well-designed floor plan is filled with natural light and features durable vinyl plank flooring throughout, a classic white kitchen, in-suite laundry, and an oversized walk-in closet. Enjoy your morning coffee on the spacious east-facing deck, offering a peaceful outdoor retreat. The building is nearing completion of a comprehensive exterior renovation, providing a fresh, modern appearance and added peace of mind for years to come. The suite also includes one assigned parking stall and a private exterior storage unit. Pets are allowed: cats and dogs less than 12" in height are allowed, pending board approval. The asking price reflects the current increase in condo fees associated with these significant building improvements, presenting an excellent opportunity to purchase in this highly sought-after neighbourhood at exceptional value. Condo fees include heat, water, sewer, garbage collection, exterior maintenance, landscaping, professional management, building insurance and Loan Contribution for current renovation costs. If you're looking for a move-in ready home in a quiet, established community where location truly matters, this condo is well worth your consideration.