



5111, 2660 22 Street
Red Deer, Alberta

MLS # A2323294



\$268,000

Division:	Lancaster Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Parkade, See Remarks, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 754
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: stove top, refrigerator, wall oven, wall microwave, dishwasher built-in, washer, dryer, TV wall mounts -all, window coverings -all, ALL FURNISHINGS, HOUSEWARES & DECORATIONS (except as excluded)

FULLY FURNISHED | PARK RIGHT OUT FRONT | PLUS 2 TITLED UNDERGROUND STALLS | 2 STORAGE LOCKERS ~ This fully furnished 2-storey townhouse-style condo in Venu offers a convenience advantage most apartment-style condos simply do not have: direct exterior access and the ability to park right out front for quick entry, easy grocery unloading, guest access, and everyday use. You still get the major bonus of TWO TITLED underground parking stalls in the heated parkade, each with storage located behind the stall. ~ Inside, the main floor features a bright open concept layout with updated vinyl plank flooring, modern light fixtures, fresh paint, air conditioning, and a functional kitchen with a large island, good cabinet space, and room for everyday living or entertaining. A built-in desk area creates a practical work-from-home setup, while the remotely programmable door lock adds convenience for personal use, guests, or short-term rental use. ~ Upstairs offers 2 bedrooms with excellent separation from the main living space, including a spacious primary bedroom with its own ensuite featuring a soaker tub. A second full bathroom serves the additional bedroom, while the main floor half bath adds convenience for guests. ~ The fully furnished setup creates a true turnkey option for buyers wanting a move-in-ready home, a lock-and-leave property, or a furnished investment opportunity. The current owners use the property both personally and as an Airbnb, giving buyers a clear example of the flexibility this unit can offer. ~ Residents of Venu enjoy access to building amenities including a fitness centre, theatre room, courtyard/patio area, and underground parking. Located close to shopping, restaurants, schools, transit, trails, and recreation facilities, this is a well-rounded south Red Deer property with strong lifestyle and investment appeal.