



GRASSROOTS
REALTY GROUP

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304, 4700 55 Street
Red Deer, Alberta

MLS # A2324139



\$109,900

Division:	Downtown Red Deer		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-H
Foundation:	Block	Utilities:	-
Features:	Laminate Counters		

Inclusions: Refrigerator, Stove

Centrally located in the heart of Red Deer, this bright and inviting condo offers comfortable, low-maintenance living within walking distance to all amenities. The open-concept main living space is enhanced large windows and patio door that flood the home with natural light. The functional galley-style kitchen features an abundance of white cabinetry, ample counter space, a convenient eating bar, and room for a dining area. The living room provides direct access through a garden door to a covered, north-facing balcony—perfect for relaxing. The primary bedroom easily accommodating a queen-sized bed along with additional furnishings, and offers plenty of closet space. A well-appointed 4-piece bathroom and a walk-in storage closet with floor-to-ceiling shelving add to the home’s practicality. This property offers true ease of living with a monthly condo fee of \$360.21 which includes insurance, heat, water, sewer, parking, interior and exterior maintenance, snow removal, trash, professional management, and reserve fund contributions. The unit also includes one assigned parking stall, along with ample visitor parking. An excellent opportunity for first-time buyers, downsizers, or investors seeking a centrally located property in a well-managed building. This unit is part of a rental pool also managed by Braden equities.