



GRASSROOTS
REALTY GROUP

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203, 4700 55 Street
Red Deer, Alberta

MLS # A2324140



\$97,600

Division:	Downtown Red Deer		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	413 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Carpet, Ceramic Tile
Roof:	Tar/Gravel
Basement:	-
Exterior:	Concrete
Foundation:	Block
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 268
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: Refrigerator, Stove

Centrally located in the heart of Red Deer, this condo offers comfortable, low-maintenance living within walking distance to all amenities. The building features laundry, an elevator, and a cozy sitting area with a library. Inside the unit, the open-concept main living space is enhanced by large windows that flood the home with natural light. The functional galley-style kitchen features white cabinetry, some counter space, and a convenient eating bar. The living room provides direct access through garden doors to a large covered, north-facing balcony—perfect for relaxing. 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 \$267.58, 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 by Braden Equities. This unit is part of a rental pool also managed by Braden equities.