



302, 41 Bennett Street
Red Deer, Alberta

MLS # A2324586



\$162,500

Division:	Bower		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: All furniture is negotiable.

Move-in ready and exceptionally well cared for, this top-floor corner condo offers the perfect combination of comfort, privacy, and convenience in the highly desirable community of Bower. Backing onto green space with a sunny south-facing exposure, this bright and inviting home enjoys peaceful views, abundant natural light, no upstairs neighbours, and a covered balcony to relax and unwind. The functional 2-bedroom layout features a spacious living room, dining area, 4-piece bathroom, and convenient in-suite storage. Pride of ownership is evident throughout, making this a true turnkey opportunity for its next owner. The location is what truly sets this home apart. Situated in one of South Red Deer's most convenient neighbourhoods, you're just a short walk to Bower Place Mall, grocery stores, restaurants, banks, parks, walking trails, public transit, and countless everyday amenities. The assigned parking stall with plug-in is located just steps from the building entrance, making daily living even more convenient. Additional features include Telus fibre-optic availability and affordable condo fees that cover heat, water, insurance, parking, reserve fund contributions, sewer, garbage removal, providing low-maintenance living and predictable monthly expenses. Whether you're a first-time buyer, investor, or looking to downsize, this bright, quiet, and meticulously maintained condo is an outstanding opportunity in one of South Red Deer's most sought-after locations.