



GRASSROOTS
REALTY GROUP

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27, 11 Stanton Street
Red Deer, Alberta

MLS # A2326276



\$127,000

Division:	Sunnybrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 904
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Electric Fireplace in living room

WELCOME to one of Red Deer's most desirable neighbourhoods for all the right reasons. This cute little 2-bedroom condo is perfect for first time home buyers or downsizing into an easy lifestyle with virtually maintenance free living. We offer a nice sized living/dining area, 2 bedrooms, a full bath plus ensuite laundry and a walk in pantry, a functional kitchen plus in-suite laundry. This unit 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 upon board approval. The below market asking price reflects the current increase in condo fees associated with the extensive building improvements making this an investment for future in an area that continues to remain on top for desirability. Condo fees include heat, water, sewer, garbage collection, exterior maintenance, landscaping, professional management, building insurance and Loan Contribution for current renovation costs. A pleasure to show!