



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301, 3505 51 Avenue
Red Deer, Alberta

MLS # A2328107



\$274,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,053 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 739
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Top-floor 2 bed, 2 bath condo in Bella Rosa I with heated underground parking stall . Bright, open-concept living with granite counters throughout, stainless steel appliances, and a large kitchen island. Living room features a gas fireplace and walks out to a private, treed-view balcony. Primary suite offers a walk-in closet and full ensuite; second bedroom is generously sized with its own closet and access to a second full bath. In-suite laundry with extra storage. Quiet top-floor position, tons of natural light, steps to shopping, restaurants, parks, schools, fitness centre and the hospital. Move-in ready — immediate possession.