



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209, 4820 47 Avenue
Red Deer, Alberta

MLS # A2329886



\$99,000

Division:	Parkvale		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Guest, Off Street, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 394
LLD:	-
Zoning:	C-1
Utilities:	-

Inclusions: Tenant belongings

Welcome to this bright and inviting second-floor condo in the heart of Downtown Red Deer, perfectly positioned just steps from Coronation Park and some of the city's most scenic walking and biking trails. Start your day with a morning coffee and peaceful sunrise view or unwind in the evening while taking a stroll through the park nearby. The kitchen features white cabinetry, tile floors and a matching white appliances, providing an efficient workspace. The spacious primary bedroom with ample closet space is conveniently located beside the full 4 piece bathroom. A large hallway closet and additional storage room allow for ideal organization. Designed for easy living, the building features an elevator only a few steps from your door. The well-managed condominium is supported by a long-established condo association, with affordable condo fees of \$393.96 per month and includes all utilities except electricity and internet. Parking is plentiful behind and alongside the building, with assigned powered stalls available to rent for \$35 per month. You're also within walking distance of downtown shopping, restaurants, services, the beautiful Waskasoo trail system, and the Golden Circle Seniors Community Centre and Recreation Centre, which offers both indoor and outdoor swimming pools along with excellent fitness facilities. This pet-friendly building (subject to condo board approval) also presents an excellent opportunity for investors. An on-site manager provides added security and convenience. Ideal for an investor, or a buyer simply looking for an affordable home.