



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

304A, 80 Kelloway Crescent
Red Deer, Alberta

MLS # A2333352



\$139,900

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	-	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	DC(16)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Monarch Place, a well-maintained, wheelchair-accessible condominium complex in Red Deer. This bright 1-bedroom condo is designed with handicap accessibility in mind and features an open-concept living room and kitchen that flows nicely for everyday living and entertaining. The unit includes a fully accessible handicap bathroom and kitchen with a private south-facing balcony on the 3rd floor — perfect for enjoying your morning coffee or evening sun. Professionally managed building with condo fees that include heat, water, sewer, garbage removal, snow removal, grounds maintenance, and reserve fund contributions. Convenient location close to shopping, restaurants, parks, and walking trails. An excellent opportunity for first-time buyers, downsizers, or investors looking for an accessible, low-maintenance home.