



GRASSROOTS
REALTY GROUP

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403, 4901 46 Street
Red Deer, Alberta

MLS # A2335392



\$199,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

EXPERIENCE comfort and convenience in this upgraded top 4th-floor condo, ideally located in central Red Deer. Featuring an open-concept layout, the spacious kitchen offers granite countertops, a tiled backsplash, a large island, corner pantry, and ample cabinetry—perfect for cooking and entertaining. The bright living room is filled with natural light and opens onto a private balcony, ideal for relaxing or BBQing in the sunshine. The primary bedroom includes a walk-through closet and a 4-piece ensuite bathroom. A second bedroom, additional 3-piece bathroom with a stacked washer and dryer complete the unit. Enjoy 1 heated underground parking stall and the convenience of two elevators in the building. This pet-friendly property (with board approval: 1 dog or 2 cats allowed) offers executive-style living above a professional office complex—an excellent fit for young professionals or retirees who want to be close to Red Deer’s downtown amenities. Additional highlights include laminate flooring, stainless steel appliances (fridge, stove, built-in dishwasher), and modern finishes throughout.