



GRASSROOTS
REALTY GROUP

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201, 49 Bennett Street
Red Deer, Alberta

MLS # A2336165



\$164,900

Division:	Bower		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Linoleum

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 470

LLD: -

Zoning: R-H

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Blinds, patio furniture, all shelving attached and shelving in storage room

Affordable, convenient, and easy to maintain, this 2 Bedroom corner-unit condo at 201-49 Bennett Street is a practical option for first-time buyers, students, downsizers, or anyone looking to add an affordable property to their investment portfolio. Located on Red Deer's south side, directly across from Bower Place and close to shopping, restaurants, services, and public transit, everyday essentials are just minutes away. Red Deer Polytechnic is approximately a 20-minute walk, and easy access to Red Deer's trail network adds another convenient way to get around and enjoy the area. Being a corner unit is a definite bonus, with windows along both the north and west sides providing plenty of natural light along with exceptional airflow and cooling during the summer months. Easy-clean laminate flooring keeps everyday upkeep simple, while the Kitchen offers plenty of counter space for meal prep and everyday use. The adjoining Dining area leads into a comfortable Living Room with access to the Balcony. The Primary Bedroom is generously sized, while the second Bedroom offers flexibility for a roommate, guests, or additional space as needed. There's also a dedicated in-suite storage room. The updated Bathroom features a large walk-in shower along with an abundance of counter space and storage. Shared laundry is conveniently accessed using reloadable Coinamatic laundry cards rather than coins or cash. An assigned powered parking stall is also included, with the power conveniently controlled by a breaker within the apartment's fuse panel. Condo fees cover many of the day-to-day services and expenses associated with the property, including building maintenance, contributions to the reserve fund, building insurance, management, natural gas/heat, water/sewer, and garbage. Whether you're looking for an affordable place of your

own, housing close to Red Deer Polytechnic, or an investment property in a convenient location, this condo offers a practical way to get into the Red Deer real estate market.