



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107, 4805 45 Street
Red Deer, Alberta

MLS # A2340304



\$249,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water, Natural Gas
Floors:	Laminate, Tile
Roof:	Clay Tile
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 708
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave (as Is), Window Coverings, Washer/Dryer, Microwave hood Fan, Freezer

55+ Adult living. Large tiled entryway leads you to the well-kept unit. The living room has lots of natural light, a corner gas fireplace with an oak mantel and tile surround, and a garden door out to the covered deck. This unit has laminated flooring throughout. The kitchen is quite large with lots of oak cabinets and ceiling lighting. 2 bedrooms/den. The laundry room is in-suite for your convenience. This building has so much to offer: an indoor heated pool and hot tub, games room, library, fitness center, lots of sitting areas in the main lobby for you to relax in front of the cozy fireplace. There is a car wash and workshop on the premises. 4 units in the building 1 on every floor for you family or friends to come visit. Outside community court yard has lots on entertaining spaces with chairs, gazebo and a BBQ. You can also join in on the social events in the building, such as games, cards, pool or darts. Close to all the shopping downtown that is walkable.