



GRASSROOTS
REALTY GROUP

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304, 3730 50 Avenue
Red Deer, Alberta

MLS # A2343796

\$225,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

TOP FLOOR LIVING WITH TITLED UNDERGROUND PARKING! This inviting 2 bedroom, 1 bathroom condo is freshly painted, carpets professionally cleaned and move-in ready. Over the years, the unit has been updated, including improvements to the kitchen, updated trim and carpeting, giving the home a comfortable and well-cared-for feel. Enjoy the convenience of in-suite laundry, along with your own titled underground parking stall—a definite bonus during Alberta winters! Residents also have access to a secure storage room in the basement for additional storage needs. The top-floor location offers the added benefit of no neighbours above. Ideally situated in a great central location close to the Red Deer Regional Hospital, with shopping, restaurants, walking trails and downtown amenities all nearby. Condo fees include everything except power, cable, & phone, with the condo fee at \$479.77/month plus \$90/month for the titled underground parking, for a total monthly fee of \$569.77. Whether you're a first-time buyer, downsizing or looking for an investment property, this affordable, low-maintenance condo is ready for you to move in and enjoy!