



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

310, 60 Lawford Avenue
Red Deer, Alberta

MLS # A2345964

\$210,000

Division:	Lonsdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to easy, comfortable living at an affordable price! This well-designed 2-bedroom condo offers a bright, open floor plan with a practical layout and everything you need for simple, low-maintenance living. The spacious front entry features a large closet, providing plenty of room for coats, shoes and everyday storage. Inside, you'll appreciate the consistent vinyl plank flooring throughout, creating a clean, cohesive look and making everyday upkeep a breeze. The open kitchen, dining and living area provides a comfortable space for relaxing or entertaining, while the two bedrooms offer flexibility for a primary bedroom, guest room, home office or hobby space. Enjoy your morning coffee or evening downtime on the east-facing deck, where you can take in peaceful views of the open fields beyond. In-suite laundry and additional storage add everyday convenience. The condo fees include virtually everything except Wi-Fi, making monthly budgeting simple and helping keep your cost of living predictable. Plus, up to two cats are permitted for owners. If you're looking for a home that offers easy living, low maintenance and affordable ownership, this one is worth a look. Whether you're a first-time buyer, downsizing, looking for an investment or simply ready for a simpler lifestyle, this condo offers an opportunity to keep life—and expenses—manageable.