



GRASSROOTS
REALTY GROUP

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308, 5326 47 Avenue
Red Deer, Alberta

MLS # A2347031

\$145,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Electric Gate, Parkade, Plug-In, Secured, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace Insert, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: All furnishings as viewed are negotiable

FRESHLY PAINTED - NEW ELECTRIC CORNER FIREPLACE - 1 BED, 1 BATH - COZY CONDO WITH SECURED UNDERGROUND PARKING AND STORAGE! Newer appliances with some recent updates. Feel right at home in this cozy condo perfect for one or two looking for affordable and worry free living! The spacious foyer features a large coat closet with mirrored doors, a full bath plus a large pantry/storage room with plenty of shelving. Our bright and beautiful living room features a new corner electric fireplace with a mantle, access door to the balcony that also includes a BBQ Gas line. The dining area is perfectly situated and next to the galley kitchen featuring newer appliances with plenty of work space, built in pantry and cupboards. The primary bedroom offers enough room to accommodate a king bed and furnishings and offers dual closets with mirrored doors. Extra features and amenities include Secure parking conveniently located next to the lobby door with easy elevator access, additional heated storage locker that is separate from the unit, Quiet building with newly upgraded security/camera system. The monthly condo fees of \$ 488/month include HEAT, INSURANCE, GAS, COMMON AREA MAINTENANCE, MAINTENANCE GROUNDS, PARKING, PROFESSIONAL MANAGEMENT, RESERVE FUND CONTRIBUTIONS, SEWER, SNOW REMOVAL, WATER AND TRASH. *The electric fireplace also has gas connection in behind should you desire an insert. Pets are allowed with some restrictions and must be approved by the board. A pleasure to show and a must see in this price range! Name of the Building is Imperial Place 1.