



GRASSROOTS
REALTY GROUP

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314, 5330 47 Avenue
Red Deer, Alberta

MLS # A2348417

\$199,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,054 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 723
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 window air conditioners

TWO UNDERGROUND PARKING STALLS AND TWO BALCONIES! Welcome home to this FRESHLY painted downtown TOP FLOOR condo with all NEW carpet! This 2 bedroom, 2 bath home is move-in ready and offers a comfortable, low maintenance lifestyle. Enjoy the added bonus of a balcony off the living room and one off the primary bedroom along with a gas fireplace for those winter nights that are coming. Insuite laundry! Parking is a breeze with two underground parking stalls, a fantastic feature that is hard to find. This condo is an excellent opportunity for those looking for a 45+ building close to the trails and downtown amenities.