



GRASSROOTS
REALTY GROUP

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5327, 2660 22 Street
Red Deer, Alberta

MLS # A2350506

\$239,900

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,201 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Freshly painted, spacious and filled with natural light, this third-floor corner unit at Venu Living is one you'll want to see! Offering an impressive 1,201 sq. ft., this two-bedroom, two-bathroom condo combines a great floor plan with the space and features that make condo living comfortable. Large north- and west-facing windows wrap the main living area in natural light, while the open-concept design creates an inviting space to relax, entertain and enjoy everyday living. At the heart of the home is a modern kitchen featuring an oversized granite island, built-in stainless steel appliances, plenty of cabinetry and generous workspace. The large island provides a natural gathering place for morning coffee, casual meals or entertaining friends. The well-designed bedroom layout offers excellent separation and privacy. The primary bedroom features a generous walk-through closet leading to a private three-piece ensuite with a large tiled shower. On the opposite side of the condo, the second bedroom is conveniently located next to the full bathroom, making it ideal for guests, family or a home office. Fresh paint gives the entire condo a clean, bright feel, while warm wood-style flooring throughout the main living areas, in-suite laundry and a welcoming front entry add to the comfort and functionality. One titled parking stall in the heated underground parkade is also included. Venu Living offers much more than just a place to call home. Residents enjoy a fitness centre, theatre room, event kitchen, landscaped courtyard with BBQs and fire pit, and a convenient car wash bay. Located in desirable Lancaster Green, you're close to shopping, schools, walking trails, transit and the many amenities of south Red Deer. If you've been looking for a spacious, move-in-ready condo with great natural light, a smart two-bedroom layout and an impressive collection of building

amenities, this corner unit deserves a closer look.