



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

304, 260 Duston Street
Red Deer, Alberta

MLS # A2352890

\$224,900

Division:	Devonshire		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, No Smoking Home, Storage		

Inclusions: Window Coverings

Welcome to Devonshire on the Park! 2 Bedroom Plus Den top floor unit in one of Red Deer's most sought-after condos. This west facing unit looks out over the expansive parks and green spaces. The unit itself has been immaculately cared for and maintained, featuring 2 large bedrooms and a separate den which can be used for a small office or storage. The oak kitchen features a tonne of counterspace and cupboards and seamlessly opens to the dining and living room with a gas corner fireplace. The private balcony is complete with a gas BBQ hookup. The building is immaculate and your condo fees include all utilities and use of the amenities. The heated storage unit is located in the basement with the coin operated car wash, the second floor features a massive games and gathering room with pool tables, library, ping pong, board games, puzzles and so much more. The well-appointed gym also features a steam room.