



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

#301, 4820 47 Avenue
Red Deer, Alberta

MLS # A2218738



\$89,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown Red Deer | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 489 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|----------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 389 |
| Basement: | - | LLD: | - |
| Exterior: | See Remarks | Zoning: | C1 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

Cozy & Convenient Living in Downtown! Welcome to this charming 1-bedroom, 1-bathroom apartment ideally located across from Red Deer's beautiful trail system and just steps from Red Deer's vibrant downtown core. Enjoy the comfort of an open layout featuring a large entryway, generous living room, and good sized bedroom. The functional galley-style kitchen and full 4-piece bathroom offer everything you need in a compact and efficient design. With all utilities included in the condo fees, worry-free living is part of the package. Laundry facilities are conveniently located on the same floor, and an on-site property manager adds to the security and ease of ownership. Whether you're a first-time buyer, downsizing, or investing, this is an excellent opportunity to own a home in a central location close to parks, shopping, dining, and transit.