

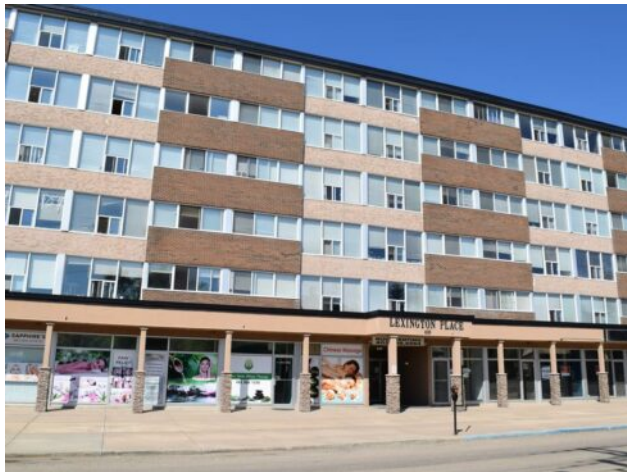


**GRASSROOTS**  
REALTY GROUP

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**310, 4820 47 Avenue**  
**Red Deer, Alberta**

**MLS # A2219400**



**\$95,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

<b>Inclusions:</b>	N/A
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Welcome to #310, 4820 47 Avenue, a well-maintained one-bedroom, one-bathroom condo ideally situated in the heart of Red Deer. This prime downtown location offers easy access to the city's best amenities, including the vibrant downtown core, shopping, dining, medical services, the Golden Circle, the Farmers Market, and the beautiful nearby trail system. Inside, the unit features a spacious, open layout with a bright and inviting living room, a functional galley-style kitchen with ample counter space and modern appliances, a good-sized bedroom, and a full four-piece bathroom. All utilities are included in the condo fees, offering convenient and worry-free living. Additional highlights include laundry facilities located on the same floor, an on-site property manager for added security, and assigned parking for your vehicle. This condo is an excellent choice for first-time buyers, downsizers, or investors looking for a centrally located property with great rental potential and desirable features.