



GRASSROOTS
REALTY GROUP

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

205, 3501 49 Avenue
Red Deer, Alberta

MLS # A2225353



\$209,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Secured, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Elevator, French Door, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: A/C unit

Canyon Park offers a great South Hill location! This one bedroom plus den/flexroom is nicely located close to shopping, parks, and all amenities! The bright layout includes a separate laundry and storage area, large kitchen with ample cabinet and counter space plus a corner pantry. There is a large main bedroom and 4pce bath, the front living room has a gas fireplace, A/C, and direct access to the balcony with gas outlet for the BBQ and outside storage room. There is a bright front dining area that could be used as an office or second bedroom if required! Assigned, heated, underground parking with storage takes care of your vehicle's needs, and there is an assigned/powerd outdoor parking space as well. The building is quiet and clean, and well maintained with a large social room for events plus an exercise room, all of this steps away from the walking/bike paths and Kin Canyon Park!