



GRASSROOTS
REALTY GROUP

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**210, 5300 48 Street
Red Deer, Alberta**

MLS # A2226343



\$199,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Owned, Plug-In, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Flat

Basement: -

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Recreation Facilities, Storage

Water: -

Sewer: Public Sewer

Condo Fee: \$ 517

LLD: -

Zoning: DC(6)

Utilities: -

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer and dryer, window coverings.

"Sierras of Heritage Village" by Medican - large one bedroom suite conveniently located in the Downtown core close to the river trail system and Bower Ponds. Ideal for a professional or snowbirds or anyone wanting no maintenance living. Come in to a large entry that leads to the great room with spiced up kitchen - newer upgraded stainless steel appliances - Maytag fridge with ice and water, Maytag ceran top stove, Maytag built-in microwave and Bosch dishwasher. The kitchen also has beautiful newer countertops, granite sink and upgraded tap. The dining area will easily accommodate guests and overlooks a large sitting area with corner gas fireplace and access to the private, west-facing balcony with gas outlet. The spacious master bedroom has plenty of natural light, berber carpet and double closets. The 4 pce bathroom has updated countertops, faucets and taps and leads into the laundry room with newer Samsung washer and dryer and space for a freezer and storage shelves. One outside titled parking stall is included with this unit. Building amenities include ample visitor parking, guest suite, craft room, pool and gym.