



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2226343**



**\$209,900**

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

**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.