



GRASSROOTS
REALTY GROUP

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304, 4904 54 Street
Red Deer, Alberta

MLS # A2230794



\$119,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	819 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Fridge, Stove, Window Coverings, Hood Fan, Combo Washer/Dryer

Ready for a quick possession, this updated two bedroom condo is ideal for an investment or personal holding property. Have a positive cash flow with next to zero maintenance involved or enjoy your own care free lifestyle to come and go. All newer vinyl flooring has been installed for ease of care and durability. Entire unit has recently seen a fresh coat of paint to brighten things up. The spacious living and dining combo are open and full of natural light. Nice galley kitchen with a good amount of cupboard and counter space plus includes fridge & stove. The four piece bath has been redone with all new tile surround, paint and fixtures as well. Two excellent size bedrooms even offer ample closet space for your furnishings. In-suite laundry is an added bonus with the low voltage combo washer/dryer. One assigned parking stall to the unit which also is powered. Nice front entrance into building with security door intercom. Close to numerous amenities you are only a short walk to shopping, groceries, dining and entertainment. Investment or ownership the choice is yours.