



**GRASSROOTS**  
REALTY GROUP

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212, 5601 Kerrywood Drive  
Red Deer, Alberta

MLS # A2231194

**\$307,000**



Division:	Riverside Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	950 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.24 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Stunning Courtyard/River view! Sure to Attract Attention! Bright, Spacious Condominium with an Open Concept Design This beautiful condo offers a generous open plan layout, perfect for comfortable living and entertaining. NEW PAINT AND FLOORING THROUGHOUT!! The large living room features a cozy corner gas fireplace and opens directly onto a good-sized covered balcony with gas hookup for your BBQ &mdash; ideal for year-round enjoyment. You'll love the modern kitchen, complete with maple cabinetry, a center island, and breakfast bar&mdash;a great space for casual dining and meal prep. The primary bedroom includes a walk-through closet leading to a 4-piece ensuite, while the second bedroom is located on the opposite side of the unit for added privacy, just steps from the main 4-piece bathroom. Bonus: an extra-large laundry room provides ample storage space&mdash;something you won't often find in condo living! Could also be used as possible Den or Flex Room. Located in a well-maintained, modern building featuring elevator access, a beautiful courtyard, and heated underground parking. Fantastic location! Huge park and play ground directly across the street, Patrolled several hours of the day. Just minutes from Bower Ponds, the Red Deer River, BMX Park and a quick hop across the bridge to downtown Red Deer's shops, restaurants, patios, and the stunning City Hall Park. Whether you're looking for a quality home or a smart investment, this condo delivers incredible value and style.