

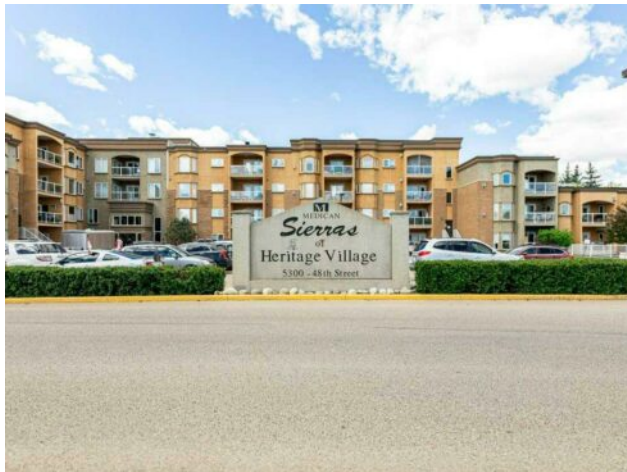


**GRASSROOTS**  
REALTY GROUP

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306, 5300 48 Street  
Red Deer, Alberta

MLS # A2231593



**\$269,500**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC(6)
Foundation:	-	Utilities:	-
Features:	Bidet		

**Inclusions:** Murphy Bed, bidet

Beautifully updated & perfectly situated for your comfort & convenience! Located close to the elevator, this unit boasts a tiled entry, in-suite laundry room with cabinets, spectacular ensuite shower, cozy gas fireplace, a big picture window in the living room, covered west facing patio with BBQ gas line, a/c, & heated tiled underground parking stall with storage, right near the elevator! The kitchen has an abundance of cabinetry, a pantry, & awesome natural light opening up to a bright dining area with west facing windows. Spacious primary bedroom with a large window, a fabulous upgraded tiled shower, bidet & a generous walk in closet. The den has a built in desk, murphy bed with newer mattress & cabinets. There is also a 3 pc main bath for company. This building has it all: indoor pool, hot tub, workshop, fitness room, guest suite on each floor, party room with full kitchen, games room, crafts room, social area, library/media room & 2 roof top patios. Condo fee is \$614.62 & includes: heat, electricity, water, sewer, garbage, reserve fund, maintenance, building insurance & management. Located close to all downtown amenities, medical clinic & the hospital. This is low maintenance living at its finest!