



**GRASSROOTS**  
REALTY GROUP

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202, 5330 47 Avenue  
Red Deer, Alberta

MLS # A2232996



**\$175,000**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 477
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: none

Welcome to this charming 2-bedroom, 1-bathroom apartment in the heart of downtown Red Deer. Designed for comfort and convenience, this 45+ adult-living unit with an elevator and offers a warm and welcoming space with a storage space in the unit and another out in the hallway, perfect for relaxed urban living. Enjoy thoughtful modern upgrades including a brand-new kitchen sink, contemporary faucets, and stylish cabinet pulls that bring a fresh flair to the functional kitchen. The open-concept living and dining area is filled with natural light, making it perfect for entertaining or unwinding. A standout feature is the underground heated parking, offering peace of mind during Alberta winters. With easy access to shops, cafes, parks, and transit, everything you need is right outside your door. Whether you're downsizing or investing, this well-maintained apartment is an ideal place to call home in one of Red Deer's most walkable neighborhoods.