



**GRASSROOTS**  
REALTY GROUP

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26, 11 Stanton Street  
Red Deer, Alberta

MLS # A2233424



**\$164,900**

Division:	Sunnybrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

**Inclusions:** Fridge, stove, B/I dishwasher, B/I hood fan, laundry washer & dryer, all window coverings & blinds

Step into this beautifully updated 2-bedroom condo in the sought-after neighbourhood of Sunnybrook—move-in ready with nothing left to do. From the front entrance, you’re welcomed into a spacious living room centered around a brand-new electric fireplace with tile surround. Large windows and a glass door bring in plenty of natural light and provide access to the covered front balcony. The kitchen has been tastefully refreshed with refinished cabinetry, updated countertops and backsplash, and a newer dishwasher and hood fan. Adjacent to the kitchen is a cozy dining area, and across the hall you’ll find a large pantry/storage room with space for an additional fridge or freezer if needed. Further down the hall is the back entrance with a convenient stackable washer/dryer setup. The generously sized primary bedroom features a walk-in closet, and the 4-piece bathroom was fully renovated in 2024. A second bedroom completes the layout. Outside, there’s an assigned parking stall with additional spots available for rent if wanted, plus visitor parking for guests. An exterior storage unit is also included at the south end of the complex. Vinyl plank flooring runs through most of the unit, with fresh paint and updated trim completed in 2024. Condo fees include heat, water, sewer, garbage, exterior insurance and exterior/common area maintenance. Located close to schools, parks, playgrounds, and walking trails, 11 Stanton is a perfect blend of comfort and convenience.