



**GRASSROOTS**  
REALTY GROUP

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204, 4415 48 Avenue  
Red Deer, Alberta

MLS # A2234668



**\$129,900**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

**Heating:** Baseboard, Boiler

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Brick, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 450

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** N/A

Clean and cozy 1 bedroom condo unit in Gold Court. This second floor unit has in-suite laundry, in-suite storage and comes with one underground parking stall. The unit is in a quiet south facing location of the building. The building offers an elevator, and the entire property inside and out is well maintained. All this in a convenient downtown location of Red Deer just steps from the tennis courts and community swimming pools. A short walk to shopping and trails. There is currently an excellent long term tenant in the unit who would love to stay.