



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

311, 5110 36 Street
Red Deer, Alberta

MLS # A2235203



\$276,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

WALKING DISTANCE TO THE HOSPITAL! This beautiful, spacious third floor 2 bedroom, 2 bathroom condo with a heated underground titled, parking stall with a storage cage is located in Brava condominiums - which offers scenic views from the roof top terrace set in a quiet and peaceful setting. The location is ideal, on the escarpment, just a few blocks from the hospital, a short walk/drive to downtown, easy access to QE2 and Red Deer's University. This condo has a beautiful east facing, covered deck with gasline for BBQ - great for relaxing. Features include central air conditioning, granite kitchen island, corner pantry, walk in closet in the master bedroom along with an ensuite, in suite laundry and a bright, open floor plan. Plus you have access to a nicely equipped social room with kitchen on the main level, a well equipped gym on the 2nd floor, a games room with a pool table on the 3rd floor and a theatre room on the 4th floor. Access to Red Deer's extensive park system is just out the front door! This executive suite with amazing hardwood is a pleasure to show.