



GRASSROOTS
REALTY GROUP

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212, 54 Bell Street
Red Deer, Alberta

MLS # A2238658



\$189,900

Division:	Bower		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and beautifully updated second-floor carriage style condo located in the heart of the Bower Neighborhood. This home even has to Large NORTH AND SOUTH FACING BALCONIES and Large new windows on the TWO opposite sides of the condo flooding the space with natural light and help with air circulation literally right through the home Great location by the Bower Mall, Sports parks, playground and Red Deer's expansive trail system that's great for biking, hiking and walking. As you step inside and you'll immediately notice the fresh new vinyl flooring and baseboards throughout the entire home, creating a modern and inviting space. The ceiling fan in the dining area adds to the comfort in keeping it cool. This unit truly shines with its two spacious balconies, each running the full length of the condo. Off the living and dining area, you'll find a generous north-facing balcony, ideal for enjoying your morning coffee or hosting friends around a larger patio table. The second balcony extends off the expansive primary bedroom your own private retreat to unwind. Both balconies feature new vinyl decking and sleek metal guardrails, adding peace of mind and lasting durability. The building itself has seen significant upgrades with new siding and shingles, ensuring long-term value and curb appeal. It condo community also has a rentable hall for use. Other notable neighborhood features include an exercise park, ball diamonds, tennis courts and basketball courts and a playground. If you're looking for a low-maintenance home that offers both indoor comfort and outdoor enjoyment in a vibrant location, this is the one you've been waiting for. Turn key and move in ready for you.