



**GRASSROOTS**  
REALTY GROUP

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

201, 5326 47 Avenue  
Red Deer, Alberta

MLS # A2239153



**\$139,900**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Laminate Counters, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 597
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: N/A

This inviting two-bedroom, one-bath condo offers comfortable, low-maintenance living just steps from all downtown amenities - shopping, transit, and the scenic Waskasoo Creek pathways are all within easy reach. You'll appreciate the pride of ownership here! The unit is spotless and exceptionally well cared for. Enjoy the warmth and charm of the corner gas fireplace, easy-to-maintain laminate and tile flooring, and a practical galley kitchen with crisp white cabinetry, plenty of cupboard space, and newer appliances. The living room opens onto a sunny west-facing deck on the quiet side of the building - perfect for relaxing at the end of the day. Both bedrooms are also tucked away on the "quiet side" for added peace and privacy. There's in-suite storage, plus a separate storage locker ("B&rdquo;). The secure, assigned parking stall (B-6) is ideally located within the secure underground parking and elevator access for added ease. The building itself is well maintained and attractively landscaped - truly a pleasure to show.