



GRASSROOTS
REALTY GROUP

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105, 5211 39 Street
Red Deer, Alberta

MLS # A2240226



\$225,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Off Street, Parkade, See Remarks, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Elevator, See Remarks, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER/DRYER, WINDOW COVERINGS, GARAGE DOOR CONTROL, BUILDING FOB

Welcome to carefree condo living in this ground-level, apartment-style unit—ideal for comfort and convenience! This well-maintained 2-bedroom, 2-bathroom home features a spacious primary suite with private en-suite and walk-in closet. The kitchen offers great cabinet and counter space and comes equipped with a fridge, stove, microwave, and dishwasher. Enjoy a gas fireplace in the living room for cozy evenings. A mix of vinyl flooring and carpet throughout. Step out to your own patio—perfect for relaxing outdoors. This adult-only (25+) building offers secure underground parking for residents, ground-level visitor parking for guests. The monthly condo fee conveniently includes gas, water, and snow removal. Added bonus of in-suite laundry with washer, dryer, and a generous storage area. Located directly across from the Red Deer Regional Hospital, this unit offers unbeatable access to care and nearby amenities. Whether you're downsizing, simplifying, or investing, this one checks all the boxes!