



GRASSROOTS
REALTY GROUP

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

301, 3615 51 Avenue
Red Deer, Alberta

MLS # A2241040



\$260,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,148 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Spacious 2-Bed + Den Condo with West-Facing Balcony, 2 bathrooms, 2 Underground Parking Stalls & Prime Location! Welcome to this beautifully maintained 1147.76 sq/ft condo offering the perfect blend of comfort, privacy, and convenience. Featuring 2 spacious bedrooms plus a den, 2 full 4-piece bathrooms, and a thoughtfully designed open-concept floor plan, this unit is ideal for professionals, retirees, or anyone seeking low-maintenance living in a quiet, well-managed building. Enjoy a large, well-appointed kitchen with stainless steel appliances, a pantry, ample cabinet space, and a convenient eat-up breakfast bar—perfect for entertaining or casual dining. The living and dining areas flow seamlessly, while the bedrooms are tucked away down a quiet hallway for added privacy. Step outside to your west-facing balcony, offering peaceful, private views with no neighbours looking in—a perfect spot to unwind and enjoy the evening sun. This unit also includes 2 appointed underground parking stalls with two secure storage lockers located directly in front for added convenience. Located in a quiet 12-unit building with an elevator, this condo is just a short walk to the hospital and close to all amenities. Professionally managed by SunReal, the building is known for its excellent upkeep and care.