



GRASSROOTS
REALTY GROUP

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**311, 80A Kelloway Crescent
Red Deer, Alberta**

MLS # A2243345



\$224,900

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,286 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 524
LLD:	-
Zoning:	DC(16)
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER DRYER, CEILING FAN,

Well-Maintained pet friendly 3-Bedroom End Unit Condo & Move-In Ready & Wheelchair Accessible! Welcome to this beautifully cared-for 3-bedroom, 2-bathroom end-unit condo offering all the comforts of home with none of the hassle. This spacious unit features an open-concept layout and is wheelchair accessible, with wide hallways and doorways for ease of mobility. Located next to a convenient stairwell and with two elevators in the building, access is always quick and simple. The primary bedroom is generously sized and includes an oversized walk-in closet and a private ensuite bathroom. Two additional bedrooms are well-proportioned, perfect for guests, a home office, or family members. You'll also enjoy the in-suite laundry and a dedicated storage room for added convenience. The efficiently designed kitchen features plenty of cabinets and counter space, as well as a brand-new stove with a steam-clean option. Off the main living area, a covered deck provides a quiet spot to relax and enjoy the outdoors. This condo is in a professionally managed and exceptionally clean building, with condo fees covering heat, water, sewer, garbage removal, snow and ground maintenance, reserve fund contributions, and common area upkeep—leaving you with nothing to do but move in and enjoy. Whether you're downsizing, looking for a low-maintenance lifestyle, or need a comfortable and accessible space for a small family or professional lifestyle, this unit offers exceptional value and a welcoming a place to call home. *This is a pet-friendly property, allowing for two small pets or one larger pet with board approval—making it an ideal fit for animal lovers*