



**GRASSROOTS**  
REALTY GROUP

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202, 4522 47a Avenue  
Red Deer, Alberta

MLS # A2245035



**\$235,000**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	746 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Window Coverings, Balcony Shades

DOWNTOWN APARTMENT/CONDO within walking distance of the Recreation Center, the Museum and the Golden Circle presenting an EAST FACING BALCONY with a view to the Recreation Center! This quiet building is also one of the few in Red Deer offering concrete floor and ceiling construction for total soundproofing.. There is the added convenience of two balcony storage sheds and vinyl decking over the balcony concrete installed in 2023! Pride of ownership is evident as you enter this unit with an oversized hall closet and laminate flooring in the hall, kitchen and living room! The kitchen, which adjoins the living room, has european style cabinetry with a microwave upgrade (approx 3 years ago) and stove and dishwasher upgrades (4 years ago)! Take a look at those beautiful upgraded patio door window coverings!....The Primary Bedroom is a good size with a huge double closet and an adjoining upgraded 2 pce ensuite with new vanity, toilet, overhead fan, fixtures and cabinetry... A 10'6" x 8'7" secondary bedroom is next and then on to the gorgeous 3 pce main bath with a neat bath base cut out for easy access!... There is a spacious "in unit laundry room" with a side-by-side washer and dryer... Heated Underground Parkade, 1 Assigned Underground Parking Stall, Three Rear Building Visitor Parking Stalls..... Compact, Immaculate and a Perfect Downsizer!