



GRASSROOTS
REALTY GROUP

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124, 4805 45 Street
Red Deer, Alberta

MLS # A2248825



\$334,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,156 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: Hot Water

Floors: Carpet, Laminate

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 783

LLD: -

Zoning: R-H

Utilities: -

Inclusions: none

A spacious 2 bedroom 2 bath ground floor unit with an enclosed deck with access to the main patio awaits your next move. The primary bedroom fits a king bed with plenty more space and comes with double closets and a full 4 piece ensuite. The main 3 piece bathroom has a convenient shower. The large dining area is ideal for hosting guests, and the modern kitchen features newer stainless steel appliances, granite countertops, and plenty of cabinets. The large living room has plenty of room for your favorite furniture with a cozy gas fireplace. Enjoy the in-suite laundry with room for a freezer and more. There is an enclosed east facing deck with a door that gives you access to the common area patio and grass yard. This is an extra bonus only found in one other unit. Amenities include heated under ground parking with a secure storage room, extra outdoor parking, a heated swimming pool and hot tub, games rooms, craft rooms, theater room, a fully stocked work shop, and a large party room with kitchen facilities for big celebrations. You also have the convenience of suites to rent out if you get extra company. This and so much more await your next move to the ever popular Sierra Grand conveniently located near grocery shopping, doctors, the curling rink and arena.