



**GRASSROOTS**  
REALTY GROUP

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324, 4805 45 Street  
Red Deer, Alberta

MLS # A2249871



**\$319,900**

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,120 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, RV Garage, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	Garden, Gazebo, Landscaped		

Heating:	Hot Water	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 842
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		
Inclusions:	N/A		

Adult Building 55+! One of Red Deer's premier buildings with lots of amenities. This well-cared-for unit features 2 bedrooms and 2 bathrooms. The primary bedroom will accommodate a king-size bed. There is a bayed window, a walk-through double closet, and a 4 pc ensuite with granite countertops. The kitchen has lots of Oak cabinets, granite countertops, a full tile backsplash, a pantry, and Stainless steel appliances. The living room has a corner gas fireplace with a tile surround and a TV niche above. There is a garden door out to the enclosed sunroom with a great view of the lower patio area and the trees. The home has A/C and has in-suite laundry. Heated underground parking and a storage area #324. You are welcomed by a grand entrance in the lobby. There is a library, games room, party room, indoor pool, fitness center, carwash, and hobby/workshop. Small pets are welcome with approval from the board.