



**304, 3615 51 Avenue
Red Deer, Alberta**

MLS # A2250059



\$249,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,107 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	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: Stove, Fridge, Dishwasher, Microwave, Hood Fan, Washer/Dryer Stacked, All Window Coverings

Top floor unit with 2 bedrooms plus a den, great location on the South Hill close to the Red Deer Regional Hospital, shopping and restaurants. Great floor plan with 9' ceilings and well-appointed with rich maple cabinets, 4 stainless steel appliances, plenty of counter space, large living room, in-suite laundry, 4 pce main bath plus a 4 pce ensuite. This unit comes with in-floor heat throughout with an air exchanger and A/C. Underground parking also included.