



GRASSROOTS
REALTY GROUP

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**115, 5110 36 Street
Red Deer, Alberta**

MLS # A2251326



\$290,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,217 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Enclosed, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Fiberglass	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: STOVE FRIDGE DISHWASHER MICRO HOOD FAN WASHER DRYER MURPHY BED

Welcome to Brava Condominiums, one of Red Deer's most sought-after communities. Ideally located near Waskasoo Trail, this well-appointed building offers an impressive list of amenities, including a fitness room, social room, games room, theater room, rooftop terrace, heated underground parking, and elevator access. This bright and stylish unit showcases an open-concept layout with plenty of natural light. The primary suite features a walk-in closet and private 3-piece ensuite, while the second bedroom is generously sized and located near the 4-piece main bath and in-suite laundry. The kitchen is both practical and elegant, offering granite countertops, abundant cabinetry, and a seamless flow for entertaining or everyday living. Enjoy year-round outdoor living on your private covered deck and take advantage of the titled tandem parking stall (approx. 29 ft.), which easily fits two vehicles. Move-in ready with quick possession available, this condo offers a low-maintenance lifestyle close to the hospital, Red Deer College, shopping, restaurants, bike paths, and medical clinics. Experience modern condo living at its finest—welcome to the safe and secure Brava Condominiums.