



**GRASSROOTS**  
REALTY GROUP

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204, 4700 55 Street  
Red Deer, Alberta

MLS # A2253503



**\$95,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Waskasoo                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 580 sq.ft.                         | Age:   | 1964 (61 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Off Street                         |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |
|-------------|--|
| Heating:    | Boiler   |
| Floors:     | Carpet, Laminate                                   |
| Roof:       | -  |
| Basement:   | -  |
| Exterior:   | Concrete   |
| Foundation: | -  |
| Features:   | Laminate Counters, No Smoking Home, Open Floorplan |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 348 |
| LLD:       | -      |
| Zoning:    | R3     |
| Utilities: | -      |

Inclusions: NA

Main floor living in beautiful downtown Waskasoo Red Deer! This condominium offers location and convenience close to downtown amenities and walking trails right outside your door. The Waskasoo creek is located right beside this long standing building and offers a nice little piece of nature and the deer are often seen roaming the grounds. This interior unit on the second floor offers 1 bedroom and 1 bathroom. The kitchen has ample cabinetry and counterspace with appliances included. The sliding doors out to the large deck area provide the main living space with loads of natural light! This is professionally managed building and the tenant would love to stay. Condo fees here are \$348.22 and include heat, water, sewer, professional management, common area maintenance, reserve fund contributions, snow and garbage removal. This home offers convenience and easy living close to downtown. Perfect for first time buyers, downsizers, and investors!