



GRASSROOTS
REALTY GROUP

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**119, 80A Kelloway Crescent
Red Deer, Alberta**

MLS # A2256590



\$140,000

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 387

LLD: -

Zoning: DC(16)

Utilities: -

Inclusions: n/a

Welcome to Monarch Place, a charming and well-established condominium complex located in the heart of Red Deer's northeast. This prime location offers unbeatable convenience, with shops, restaurants, and walking trails all just steps away. This wheelchair-accessible, main-floor interior unit features 1 bedroom and 1 bathroom, with a comfortable and functional layout ideal for first-time buyers, Wheelchair needed buyers, downsizers, or investors. The kitchen is well-equipped with ample cabinetry and counter space, and appliances are included. The spacious living area is filled with natural light and opens onto a private deck — the perfect spot to relax and enjoy the outdoors. Monarch Place offers excellent amenities, including a party room for gatherings and events, as well as secure bike storage for residents. This professionally managed building ensures peace of mind, and the current tenant would love the opportunity to stay, making this a great investment opportunity. Condo fees are \$387/month, which include, Professional management, Common area maintenance, Reserve fund contributions, Snow and garbage. Monarch Place offers a rare combination of affordability, location, and lifestyle!