



GRASSROOTS
REALTY GROUP

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**C, 3737 50 Street
Red Deer, Alberta**

MLS # A2258503



\$210,000

Division:	Eastview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-D
Foundation:	None	Utilities:	-
Features:	Bookcases, Double Vanity, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Appliances As-Is, Kitchen Table

CONCRETE BUILDING | 952 SQ FT | DOG & CAT FRIENDLY | PRIVATE ENTRANCE | STORAGE GALORE | FRESHLY PAINTED | PROFESSIONALLY CLEANED | Welcome to this one-of-a-kind and spacious 2 bedroom, 1 bathroom thoughtfully designed condo in a quiet, concrete building of just 5 units. Pride of ownership is evident throughout, with most owners here for over 10+ years — a true hidden gem in Red Deer. The living room has large windows to let the natural light pour in and a cozy floor-to-ceiling wood burning fireplace. The large primary bedroom comfortably fits a king bed and features a walk-in closet plus a hidden storage space behind the built-in bookcase! There is a large second bedroom separated from the primary by the bathroom, creating privacy between the rooms for roommates, family or guests. The kitchen is spacious and designed with a clever pull-out pantry. There is no shortage of storage in this home with an in-unit storage room, an outdoor storage unit, the hidden bookcase space plus a large linen closet by the laundry, giving you plenty of room to stay organized. Pet lovers will appreciate the convenience of walking straight out your front door for walks and the rare flexibility of no size or breed restrictions. All utilities are included in your condo fees (except electricity and internet), making for simple, worry-free living. With one parking stall, a quiet and well-cared-for building, and a community of long-term owners, this home truly stands out. Whether you're a first-time buyer, downsizer, or pet owner looking for the perfect fit, opportunities like this don't come up often. Don't miss your chance to own this truly one-of-a-kind condo.