



**GRASSROOTS**  
REALTY GROUP

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**304, 5300 48 Street  
Red Deer, Alberta**

**MLS # A2259255**



**\$239,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	749 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	DC(6)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, stove, Dishwasher, microwave, washer & dryer, all blinds and window coverings

Welcome to this beautiful, renovated condo in the sought after building of Sierras of Heritage Village. Walk into the nice sized entrance and onto the kitchen that has plenty of cabinets and counter space, which is open to the living room, making this a great space to entertain your friends or spend time with family. The primary bedroom is a great size and allows for a king bed with plenty of closet space. Off the living area - there is a covered private deck. There is a beautiful vinyl plank floor throughout, new counter tops, updated plumbing fixtures, appliances, all blinds and window coverings. The condo offers an abundance of large windows throughout the home that lets the natural light soar through making it a bright and sunny space. This building is designed for active adult living, it is a 55+ building and offers an abundance of amenities including a games room, community center with a full kitchen, library, workshop, fitness center, crafts room and a pool with a hot tub. There are several extras and upgrades including , A/C, natural gas to the deck, an underground titled parking stall and storage unit. No pets allowed. Underground parking is titled. Storage spot is labelled DD and the parking stall is 00.