



GRASSROOTS
REALTY GROUP

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109, 5110 36 Street
Red Deer, Alberta

MLS # A2260988



\$294,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,156 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

This bright and well maintained, main floor unit offers 2 bedrooms, 2 bathrooms, and a den with a built-in bookshelf is ideal for a home office or reading space. The open-concept kitchen features granite countertops and ample cabinet space, perfect for cooking and entertaining. The primary bedroom includes a walk-in closet and a 3-piece ensuite. A second bedroom and full bathroom provide plenty of space for guests or family. Enjoy added convenience with titled heated underground parking and a separate storage unit. Brava Condominiums offers exceptional amenities, including a fitness room, social room, games room, theater room, rooftop terrace, elevator, and secure entry. Whether you're a first-time buyer, downsizing, or looking for an investment, this unit combines location, lifestyle, and value.