



**GRASSROOTS**  
REALTY GROUP

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401, 5110 36 Street  
Red Deer, Alberta

MLS # A2261834



**\$310,000**

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	951 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

**Inclusions:** Existing appliances and existing blinds and window coverings (all is in "as is condition")

Welcome to this stunning top-floor corner unit condo in the heart of Red Deer. Perfectly located just minutes from restaurants, shopping, the hospital, and more. This 2 bedroom, 2 bathroom home combines style, space, and convenience. Enjoy sweeping views from oversized windows throughout, soaring ceilings that enhance the open feel, and a spacious private deck—ideal for relaxing or entertaining. The chef inspired kitchen features granite countertops, abundant storage, and a functional layout that flows beautifully into the living space, highlighted by rich engineered hardwood flooring. Comfort and luxury continue with air conditioning, in-unit laundry, and a thoughtfully designed floor plan that offers privacy and space between the two bedrooms. The building itself offers exceptional amenities, including a boardroom, library, exercise room, and media room—everything you need for work, wellness, and play. This beautifully upgraded condo in a premium location and would be perfect for professionals, downsizers, first time buyers or investors. Condo fee of \$616.22 includes, heating, garbage/recycling, lawn care maintenance including snow removal. Amenities are; Gathering room on the main floor, Gym on the second floor, Games room on the third floor.