



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108, 80A Kelloway Crescent
Red Deer, Alberta

MLS # A2264400



\$149,000

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	762 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC(16)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions:	none
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Welcome to Monarch Place! This charming and accessible 1 bed, 1 bath main-floor condo is perfectly located in the heart of Red Deer's northeast. Just steps from shops, restaurants, walking trails, and more, this well-maintained unit offers a bright and functional layout ideal for first-time buyers, investors, downsizers, or anyone needing wheelchair accessibility. Features include a spacious living area with natural light, a well-equipped kitchen with ample cabinetry, in-suite laundry, and a private patio. The professionally managed building offers great amenities, including a party room and secure bike storage. Condo fees of \$387/month cover professional management, common area maintenance, reserve fund contributions, snow removal, and garbage collection. Currently tenant-occupied, with the tenant open to staying. A great opportunity for investors! Affordable, accessible, and ideally located! Don't miss out on this fantastic unit at Monarch Place!