



GRASSROOTS
REALTY GROUP

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306, 4512 52 Avenue
Red Deer, Alberta

MLS # A2265797



\$299,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 738
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC(9)
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: N/A

One of Red Deer's favorite Median adult building~ This building is known for the pride its owners have of their building and community. Amenities include an indoor pool, sauna, hot tub, exercise room, billiards tables, social room, library, craft room, wood working shop, car wash, and its social gatherings by the front entry fireplace several times a day. Condo fees include all utilities, cable TV, internet, and a landline phone. This spacious open concept unit has a generous sized kitchen, gas fireplace as a focal point, sought after sunroom, large primary bedroom that will hold a lot of furniture and a second den with closet (currently being used as a guest bedroom but does not have a window.) There is also a convenient 2nd 2 piece bathroom, and a separate laundry room. This unit faces West with magnificent sunsets and overlooks the courtyard below, and is in close proximity to the elevator. The parking stall and storage unit is also very close to the elevator.