



GRASSROOTS
REALTY GROUP

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308, 5326 47 Avenue
Red Deer, Alberta

MLS # A2266627



\$145,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Electric Gate, Plug-In, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-H
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS

IMMEDIATE POSSESSION & MOVE IN READY ~ 1 BED, 1 BATH TOP FLOOR CONDO ~ SECURE UNDERGROUND PARKING ~ Recent updates include; paint, some flooring, refreshed kitchen with new appliances, countertops, and tile backsplash, refreshed bathroom with new vanity and tile backsplash ~ Welcoming foyer has a large closet with mirrored doors ~ The spacious living room has a corner fireplace with a mantle and is flooded with natural light from the large east facing patio doors that lead to the covered balcony with a BBQ gas line ~ The dining space opens to the galley style kitchen with stainless steel appliances, ample cabinet space including a built in pantry, and a full tile backsplash ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has dual closets with mirrored doors ~ Updated 4 piece bathroom ~ Storage closet with built in shelving ~ Secure underground parking stall is next to the lobby door with easy access to the elevator ~ Additional heated storage locker separate from the unit ~ Quiet building with newly upgraded camera/security system ~ Monthly condo fees are \$488 and include; heat, insurance, gas, common area maintenance, maintenance grounds, parking, professional management, reserve fund contributions, sewer, snow removal, trash and water ~ Pets ok with some restrictions ~ Located steps to walking trails, parks, shopping, dining and all other amenities ~ Move in ready!