



**GRASSROOTS**  
REALTY GROUP

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101-406, 4744 54 Street  
Red Deer, Alberta

MLS # A2270954



**\$2,699,000**

Division:	Downtown Red Deer		
Type:	Multi-Family/Apartment		
Style:	Apartment-Single Level Unit		
Size:	41,808 sq.ft.	Age:	1981 (44 yrs old)
Beds:	-	Baths:	-
Garage:	Plug-In		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Baseboard, Boiler, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Stucco, Vinyl Siding
Foundation:	Wood
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	R-H
Utilities:	-

**Inclusions:** 24 fridges, 24 stoves, 4 coin operated washers, 4 coin operated dryers

Well maintained 24 suite, 4 storey walk-up apartment on a quiet street in downtown with 16 - 1 bedroom and 8 - 2 bedroom suites. Suites are spacious and offer large kitchens, 4 pce bath, generous bedrooms, storage room and balcony (top 3 floors). Several suites have been upgraded in recent years and some windows have been replaced. As of Dec. 12 there was only one vacancy. 2 laundry rooms with 2 coin operated washers and dryers in each. 30 energized parking stalls. Roof is asphalt shingles.