



GRASSROOTS
REALTY GROUP

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202, 5211 39 Street
Red Deer, Alberta

MLS # A2271082



\$250,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: TV and mount in second bedroom, TV mount in Living Room, FOB for garage door, FOB for Front door entry

Spacious 2-bedroom, 2-bath condo on the second floor, south facing, situated in a highly sought-after South Hill location. Positioned across from the Red Deer Regional Hospital, minutes from shopping, transit, restaurants, groceries and Red Deer College. Featuring an open-concept layout with living room, dining area and efficient kitchen design. Large patio overlooking a beautiful green space and trail system with plenty of wildlife near the Waskasoo River. This is an ideal location for students, medical staff, first time buyers or anyone seeking low-maintenance living in a premium central location. Key Features include 2 Bedrooms + 2 Full bathrooms(including 4-pc ensuite), Walk-in Closet in Primary, In-suite laundry, Secure building with elevator, Heated underground parking, private balcony with great views, steps to hospital, parks, shopping and transit.