



**GRASSROOTS**  
REALTY GROUP

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**5402, 2660 22 Street  
Red Deer, Alberta**

**MLS # A2271150**



**\$185,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 368
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, See Remarks		

**Inclusions:** N/A

Welcome to Venue Living - this one-bedroom, one-den, and one-bathroom unit is located on the fourth floor of this sleek and visually appealing Condominium located in the Southeast of Red Deer. The perfect home for a small family or a single person. The open concept kitchen and living room area provides natural light throughout the home, giving it a bright and airy feel. There is a good-sized bedroom, a four-piece bathroom including a tub, in-unit hookups for laundry and a den, great for working at home. No need for a home gym as this condominium has a good-sized and free-to-use exercise facility. There is also access to the main floor patio with barbecues for use. This property is a great investment!