



13, 7 Stanton Street  
Red Deer, Alberta

MLS # A2273214



**\$129,900**

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** na

REDUCED PRICE Immediate possession available! Bright and inviting condo in the desirable Sunnybrook neighborhood. Situated in a quiet, mature area near walking trails, parks, schools, and shopping, this home offers both convenience and outdoor recreation. The open layout is filled with natural light and features a spacious primary bedroom with a walk-in closet. The unit also includes in-suite laundry and additional interior and exterior storage for added convenience. Boiler baseboard heating is covered in the condo fees, simplifying monthly expenses. Small pets welcome with strata approval. The complex is currently undergoing exterior renovations, enhancing future value and curb appeal. Motivated seller and immediate possession available, making this an excellent opportunity for homeowners or investors.