

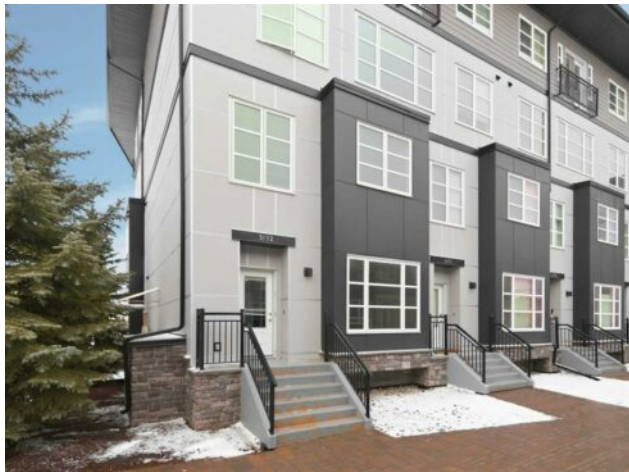


**GRASSROOTS**  
REALTY GROUP

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5132, 2660 22 Street  
Red Deer, Alberta

MLS # A2273499



**\$269,900**

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,416 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 772
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Step into this trendy end unit that is modern and spacious with its own private entry. This is a very large unit with the main floor having a large welcoming foyer, den, storage room, open concept living and dining areas with tall ceilings, and large windows throughout. The kitchen has sleek cabinetry with lots of drawers, built in microwave and wall oven, granite countertops, and a large island. The second level has 2 very large bedrooms, a 3 piece ensuite and a 4 piece bathroom, a built in office area, and a large laundry room that would also accommodate a hobby space or extra storage. Lots of closets throughout! Includes one titled underground parking stall, and it may be possible to purchase or rent an additional underground stall. Condo fee includes HEAT and your water, sewer, and trash. This condo has a common courtyard with BBQ's and social areas, theater room for private bookings, and exercise room. Situated in one of Red Deer's sought-after neighborhoods, with easy access in and out of the city, close to shopping, recreation, and restaurants, and walking trails.