



GRASSROOTS
REALTY GROUP

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5311, 2660 22 Street
Red Deer, Alberta

MLS # A2273989



\$189,900

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	645 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Recreation Facilities, Separate Entrance		

Inclusions: n/a

Welcome to the Venue Condos, where modern living meets convenience! This stylish 645 Sq.Ft. 1 Bed + Den unit is a fantastic opportunity for first-time buyers, investors, or anyone looking to downsize without sacrificing comfort. Enjoy an open-concept layout that seamlessly blends functionality with contemporary design. The bright kitchen features stainless steel appliances and a large island perfect for meal prep and casual dining, making it the heart of the home. Relax in the spacious primary bedroom, complete with a generous closet and easy access to a full 4-piece bath. The versatile den can be tailored to your needs—ideal for a home office, creative studio, or guest space. In-unit laundry adds to your convenience, while titled underground parking ensures your vehicle is protected year-round. Situated in a sought-after south Red Deer neighborhood, you'll appreciate being close to walking trails, parks, and the Collicutt Centre. Condo fees covering essential services like professional management and snow removal, this low-maintenance lifestyle allows you to enjoy all that the area has to offer. Don't miss out on this perfect blend of comfort, convenience, and investment potential!