



GRASSROOTS
REALTY GROUP

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303, 3505 51 Avenue
Red Deer, Alberta

MLS # A2274769



\$277,500

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,104 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: Curtains and Curtain rods.

Discover convenience, comfort, and affordability in this well-kept 2 bedroom, 2 bathroom condo in Bella Rosa 1 on Red Deer's South Hill. This bright home offers a practical layout with a large primary suite, a second bedroom and full bath, and a west-facing balcony to enjoy the evening sun. Hardwood flooring in the main living area adds to the executive touches throughout, including underfloor heat, corner fireplace and air conditioning. Pride of ownership shows with fresh paint and new primary suite window glass and carpet (2021), a new dishwasher (2022), and a Renai on-demand water heater (2025). The heated underground parking and included storage locker provide year-round comfort and security. Ideally located within walking distance to restaurants, fitness centers, professional services, boutiques, groceries, and more, this condo is an excellent option for a first-time buyer, downsizer, or anyone seeking low-maintenance living in a convenient location. With ongoing development in the South Hill and downtown areas, this is a great opportunity to enjoy a vibrant part of Red Deer.