



GRASSROOTS
REALTY GROUP

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311, 3730 50 Avenue
Red Deer, Alberta

MLS # A2275075



\$249,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Storage		

Inclusions: n/a

Welcome to this updated top-floor condo in Red Deer's South Hill neighbourhood, offering approximately 865 sq ft of functional living space. This 2-bedroom, 1-bath unit combines modern finishes with an exceptionally convenient central location. Situated immediately off Gaetz Avenue and just two blocks from the Red Deer Regional Hospital, the property offers quick access to downtown, shopping, restaurants, public transit, and trail systems—well suited for professionals, healthcare workers, or investors. The interior features luxury vinyl plank flooring, contemporary paint tones, finished baseboards, and updated lighting. The open-concept kitchen includes quartz countertops, upgraded cabinetry, tile accents, an eating bar, and stainless steel appliances, flowing into the living room with an electric fireplace and access to the balcony. Both bedrooms are well sized, and the renovated bathroom includes a fully tiled tub/shower surround, a modern vanity, and updated fixtures. Additional features include in-unit laundry, elevator access, secure entry, and a titled underground parking stall. Condo fees cover heat, water, and common area maintenance.