



**GRASSROOTS**  
REALTY GROUP

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304, 103 Hermary Street  
Red Deer, Alberta

MLS # A2275346



**\$117,700**

<b>Division:</b>	Highland Green Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

This bright clean top floor two bedroom condo is available to own right now. Wake up to natural light and a variety of amenities all within steps from your front door. Walk over to the GH Dawe, Splash water park, Shoppers, restaurants, gas stations, a hair salon and many other convenient services. Inside the condo, enjoy plenty of storage, a large entrance closet, pantry, maple cabinets, PVC Windows, a functional floor plan and shower and bath combo. The kitchen has a lot going for it, lots of space for a decent sized table and under the counter, check out the washing machine. This could be replaced with a washer/dryer combo unit to make laundry time more convenient, there are multiple laundry rooms on several different floors in the building. Enjoy the view from up top and a balcony to host all your upcoming BBQ's. This condo is an excellent way to start your home ownership journey! The condo fees are per month and include: heat, water, common area repairs, building insurance, reserve fund and top notch professional management. There are no age restrictions and Red Deer College is a short commute. There is 1 outdoor assigned parking spot with a plug in. This is an ideal condo for investors, first time buyers, college students or anyone looking for an affordable place to live and call home.