



**306, 4901 46 Street
Red Deer, Alberta**

MLS # A2278300



\$209,900

Division:	Downtown Red Deer	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	1,247 sq.ft.	Age: 2011 (15 yrs old)
Beds:	2	Baths: 2
Garage:	Assigned, Underground	
Lot Size:	0.03 Acre	
Lot Feat:	Corner Lot, Landscaped, Paved	

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	N/A		

WELCOME to this stylish 2-bedroom condo in the heart of downtown Red Deer. Featuring a modern design with rich chocolate-brown cabinetry, stainless steel appliances, granite countertops, and a convenient kitchen island, this home is both functional and inviting. The unit is complemented by a stackable washer and dryer in the hallway. The unit offers a 3-piece main bathroom plus a full 4-piece ensuite. West-facing windows and a spacious balcony provide beautiful afternoon and evening sun. Durable laminate flooring flows through the kitchen and living area, while the bedrooms are finished with comfortable carpet. Enjoy the convenience of one heated underground parking stall, two elevators in the building and easy access to shopping, dining, transit, and all downtown amenities. Immediate possession available. Pets are welcome, subject to condominium board approval. (1 dog or 2 cats allowed)