



**303, 7164 Parke Avenue
Red Deer, Alberta**

MLS # A2280367



\$112,500

Division:	Pines		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Pad, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 630
Basement:	None	LLD:	-
Exterior:	Brick, Mixed	Zoning:	R3
Foundation:	See Remarks	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: Key Fob, Window coverings

Welcome to Unit #303 at Devonshire Place, a top-floor condo located in the highly desirable Pines neighborhood of Red Deer, an area well known for its mature trees, established nature. This 2-bedroom, 1-bathroom unit offers approximately 821 sq. ft. of comfortable living space and represents a great opportunity for first-time buyers, investors, or down-sizers seeking low-maintenance living in a quiet, established community. Situated on the third floor, this unit features a south-facing balcony that fills the home with natural light throughout the day and provides a pleasant outdoor space for relaxing, reading or enjoying your morning coffee. The layout is practical and functional, offering a spacious living room, a dedicated dining area and a well-sized kitchen with refurbished cabinetry and newer stainless steel appliances. The unit is move-in ready and does not require painting, with only minor flooring updates that a buyer may wish to complete to personalize the space. This 2-bedroom unit includes an in-suite washer/dryer combo, a feature that is rarely found at this price point and adds everyday convenience. Both bedrooms are generously sized and flexible enough to accommodate guests, a home office, or additional storage. The bathroom is centrally located and storage throughout the unit has been thoughtfully planned to support comfortable daily living. Devonshire Place is a solid, well-built 3-storey building with no elevators constructed in 1976 and is currently undergoing building renovations. Condo fees have already been adjusted to cover these improvements and include all utilities - meaning the new owner will not need to worry about upcoming special assessments related to the current upgrades, providing added value and long-term peace of mind. The unit includes one designated outdoor parking stall, along with ample visitor and street parking for

guests. Location is one of the strongest features of this property, with walking distance to a walk-in medical clinic, parks, extensive trail systems, shopping, schools and Parkland Mall, as well as nearby services such as a gas station, veterinary clinic, restaurants and other everyday amenities. The Pines neighbourhood is one of Red Deer's most established areas and is especially popular for its mature landscaping, interconnected walking and biking trails and proximity to major shopping and services while still offering a peaceful residential feel. Condo living in this area allows residents to enjoy green space, convenience and community without the maintenance of a single-family home, making it an increasingly popular lifestyle choice. Affordable, lowest priced in Red Deer , 2 bedroom unit as of today, well located and offering excellent value, Unit #303 at Devonshire Place is a smart choice for buyers looking to enjoy comfortable condo living in one of Red Deer's most desirable neighborhoods.