



GRASSROOTS
REALTY GROUP

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**206, 4732 54 Street
Red Deer, Alberta**

MLS # A2280688



\$121,900

Division: Downtown Red Deer

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 806 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 441

LLD: -

Zoning: R-H

Utilities: -

Heating: Radiant
Floors: Ceramic Tile, Concrete, Laminate
Roof: -
Basement: -
Exterior: Wood Frame
Foundation: -
Features: Crown Molding, See Remarks

Inclusions: N/A

Immaculate apartment-style condo located in Regency Plaza. This unit has had substantial renovations and upgrades, featuring newer laminate flooring, paint, refinished cabinetry, light fixtures, bathroom fixtures, and appliances including fridge, and dishwasher. Crown moulding accents and a well-coordinated colour palette complement the unit throughout. Self-contained unit with its own laundry facilities. Conveniently located close to shopping, walking trails, and downtown amenities. This unit may be suitable as an owner-occupied residence or as a potential rental opportunity. Condo fees include heat, water, sewer, garbage, exterior maintenance, building insurance, and reserve fund contributions.