



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5, 3501 51 Avenue
Red Deer, Alberta

MLS # A2280818



\$169,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Many Trees, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 381
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS

TOP FLOOR 2 BDRM, 1 BATH CONDO ~ WEST FACING BALCONY ~ CLOSE TO AMENITIES ~ The spacious living room offers sliding door access to a sunny west facing deck with new (2019) duradek finish ~ The dining space offers a west facing window that fills the space with natural light, and opens to the galley style kitchen with plenty of white cabinets including a wall pantry, ample counter space, tile backsplash and white appliances ~ The spacious primary bedroom is filled with natural light and can easily accommodate a king bed plus multiple pieces of furniture ~ Second bedroom is also a generous size ~ 4 piece bathroom conveniently located just off the bedrooms ~ In suite laundry with newer front load washer and dryer ~ In suite storage room ~ Assigned parking stall ~ Monthly condo fee is \$381.32 and includes; insurance, exterior maintenance, landscaping and snow removal, garbage removal, reserve fund contributions, heat, sewer and water ~ Excellent location with easy access to the hospital, Red Deer Polytechnic, and downtown with tons of shopping and dining, schools, parks and walking trails all steps from your door.