



GRASSROOTS
REALTY GROUP

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314, 5326 47 Avenue
Red Deer, Alberta

MLS # A2281495



\$220,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 785
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: 2 Wall Air Conditioners

Spacious and bright end-unit condo offering two balconies, two bedrooms, two bathrooms, two wall A/C units, and two secured underground parking stalls. Larger than most suites in the building, this corner unit is flooded with natural light thanks to its desirable south- and east-facing exposure. The over-sized primary bedroom is a true retreat, featuring triple patio doors to a private sundeck, a generous walk-in closet, and a 4-piece ensuite with jetted tub and separate shower. The second bedroom is bright, inviting, and tastefully updated. The functional kitchen offers ample white cabinetry and extra storage, while the spacious living room, anchored by a cozy gas fireplace, creates a warm and welcoming atmosphere. Recent upgrades include fresh paint, vinyl plank flooring, updated baseboards, modern lighting, and newer appliances. Additional highlights include in-suite laundry, storage, elevator access, and a quiet, well-maintained 30+ adult building (no children permitted). Ideally located within walking distance to restaurants, coffee shops, amenities, and Red Deer's extensive trail system, this condo offers low-maintenance living in an excellent central location.