



5128, 2660 22 Street
Red Deer, Alberta

MLS # A2283652



\$274,900

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,043 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This unit has the standout features of 2 TITLES UNDERGROUND PARKING STALLS and a rare exterior entrance leading directly to the landscaped courtyard with BBQ'S and gathering areas! The open concept layout showcases granite countertops, updated vinyl plank flooring throughout the main living areas, updated carpet in the bedrooms for added comfort, modern paint, and some appliances were updated from original. There is one bedroom with 2 closets and a 3 piece ensuite, and the other bedroom or large den offers incredible flexibility and would make an ideal home office, guest space, or additional bedroom. (The second bedroom does not have a window but the building has a fire suppression system). The condo is great for pet lovers as it is pet friendly (with restrictions) and the monthly condo fee includes HEAT and ALL utilities (except power) which helps to keep your monthly costs predictable. This condo has a common courtyard with BBQ's and social areas, theater room for private bookings, and exercise room. Situated in one of Red Deer's sought-after neighborhoods, with easy access in and out of the city, close to shopping, recreation, restaurants, and walking trails.