



**5308, 2660 22 Street
Red Deer, Alberta**

MLS # A2283726



\$259,900

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,171 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this rare unit --a great opportunity for the buyer seeking space, light, and a layout that stands out from the ordinary. This spacious 1171 sq ft 3rd floor condo offering a penthouse-like feel with tall ceilings, large windows, and peaceful courtyard views. The unique layout creates excellent separation between living and private spaces, with a bathroom tucked away from the main living area. The open concept design features expansive living and dining areas with endless potential. This two bedroom (or one with a big den with closet) provides flexibility for a guest room, home office, or creative space (no window). There is not a window in the second bedroom but the building has a fire suppression system. Several appliances have been updated from the original, and the home offers a fantastic canvas to decorate, modernize, and truly make it your own. There is an extra storage closet and large laundry/utility room. This 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.