



GRASSROOTS
REALTY GROUP

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5318, 2660 22
Red Deer, Alberta

MLS # A2285913



\$233,000

Division:	Lancaster Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting		

Inclusions: None

Venu Living is a one of a kind building that is very appealing to many! Nicely located on the south east side of the city with easy access to shopping, walking/bike system amenities and highway corridors. This unit faces south on the third floor very close to the elevator, stairways and garbage shoot. As you enter you will be bathed in natural light from the large windows and openness of the living space. You will get a comforting and welcome feel as you walk around. It's the perfect size for an individual or couple that enjoys an easy and modern lifestyle. Features a large kitchen with stainless steel appliances, spacious living area with half bath and storage closet. The bedroom is a nice size with walk by closets to the ensuite bathroom. You will appreciate the upgrades just completed with engineered vinyl plank flooring, new LED light fixtures, new washer/dryer that was relocated to create more space and access, living room reno to gain extra space, new and ample ceiling fans in bathrooms, new faucets in bathrooms and kitchen, paint throughout and custom window coverings. As an owner, you will benefit from the many amenities within the building ~ fitness room, media room for gatherings, courtyard for relaxing or visiting, one underground heated parking stall with an opportunity to purchase a second. Some extra notes ~ central heat/AC, in-suite laundry and pets are welcome with board approval. Excellent option for first-time buyers, downsizers or investment potential! Condo living is fantastic for those that want ease from day to day. Whether you travel, have a full life or just want easy living without the everyday maintenance then, this is for you! Excellent investment potential!