



**304, 4814 46 Street
Red Deer, Alberta**

MLS # A2285917

\$125,000



Division:	Downtown Red Deer	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	884 sq.ft.	Age: 1977 (49 yrs old)
Beds:	2	Baths: 1
Garage:	Stall	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

This bright west facing condo offers generous living spaces and an inviting layout. The galley style kitchen features abundant cabinetry and flows seamlessly into a separate dining area-perfect for every day living and entertaining. You'll find two spacious bedrooms and a full bathroom, along with exceptional storage throughout, including a large in suite storage room, coat closet, and additional hall pantry/bath storage. There is the added convenience in laundry on each floor in the building! First Time Buyers and Investors alike will appreciate the unbeatable location with numerous amenities just steps away-Shopping, Dining, Swimming and Recreation, Transit, and more all within walking distance.