



GRASSROOTS
REALTY GROUP

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**307, 4811 55 Street
Red Deer, Alberta**

MLS # A2285954



\$99,100

Division: Downtown Red Deer

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 623 sq.ft. **Age:** 1969 (57 yrs old)

Beds: 1 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.01 Acre

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 458

LLD: -

Zoning: R-H

Utilities: -

Heating: Baseboard, Central
Floors: Vinyl Plank
Roof: Asphalt Shingle
Basement: -
Exterior: Mixed
Foundation: -
Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: n/a

IMMEDIATE POSSESSION – MOVE-IN READY! This top-floor, one-bedroom condo is ideally located in the heart of Red Deer, just steps from parks, scenic walking and biking trails, shopping, public transit, and two schools—Central Middle School and Lindsay Thurber High School. An excellent opportunity for a first-time buyer or investor looking to enter the market. The bright, south-facing unit features an open-concept layout filled with natural light. The kitchen has been updated with new cabinetry and flows into the dining area and spacious living room, creating a comfortable and functional living space. The generously sized bedroom offers a large closet, while the unit also includes convenient in-suite storage and a spacious four-piece bathroom. Recent renovations include NEW KITCHEN CABINETS, NEW VINYL PLANK FLOORING throughout, NEW BASEBOARDS, NEW SHOWER AND FAUCETS, and FRESH PAINT—truly move-in ready. Condo fees include everything except electricity and internet. Previously rented for \$1,250 per month, this property presents a SOLID INVESTMENT OPPORTUNITY. Don’t miss your chance to add this well-located and updated condo to your real estate portfolio.