



225, 18 Averill Street  
Red Deer, Alberta

MLS # A2286305



**\$255,000**

<b>Division:</b>	Aspen Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, AC Unit, Window Coverings		

Live in this sought after condo building located in prestigious quiet Anders. This Southside condo offers excellent walkability to parks, shopping and the Collicutt centre. This well managed building offers an active community thanks to the social room, library, gym and guest suite. This condo has an excellent design with a good use of space. It has a primary bedroom with an ensuite + a large den with a window. It could be converted to a second bedroom. The open design has the kitchen with an island looking onto the great room with a gas fireplace. This bright suite has a west facing deck. For your comfort there is AC. The insuite laundry storage room completes the suite. The underground parking stall means no getting into a cold car or shoveling snow. There is a storage space included with your parking stall. The easy care condo lifestyle offers no grass cutting or snow shoveling. Affordable condo fees of \$372.74 which cover all utilities with the exception of electricity. No age restrictions No pets allowed.