



GRASSROOTS
REALTY GROUP

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225, 18 Averill Street
Red Deer, Alberta

MLS # A2286305



\$255,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: 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 scrapping windows. 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.