



106, 260 Duston Street  
Red Deer, Alberta

MLS # A2288867



**\$229,900**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 665
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	None		

Ground-level unit backing directly onto a green space &mdash; an opportunity that doesn't come up often at this price point. Welcome to #106, 260 Duston Street in Devonshire. This meticulously maintained 2 bedroom, 2 bathroom condo offers a functional open-concept layout with a warm, inviting feel the moment you step inside. The bedrooms are generously sized and thoughtfully positioned, with the primary suite featuring its own private ensuite. Being a ground-level unit means easy access, added convenience, and seamless connection to the outdoors. Enjoy the privacy and peaceful setting of backing onto green space &mdash; no parking lot views here. This home has been exceptionally well cared for and is extremely competitively priced, making it an excellent option for first-time buyers, downsizers, or investors looking for a clean, move-in ready property. Affordable. Well-kept. Well-located. A smart buy in today's market.