



**313, 260 Duston Street
Red Deer, Alberta**

MLS # A2289612



\$209,900

Division:	Devonshire		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, Recreation Facilities, Sauna, Storage		

Inclusions: gas BBQ on Balcony

From starter home to forever home or a place to lay your head, a unit like this provides you with peace of mind. A quiet secured community complex for owners to investors, this unit features low-maintenance living with an array of on-site amenities. These include a social room with a pool table, table tennis, and a small library, a fitness area with a sauna, and an underground vehicle wash bay. This one-bedroom, one-bathroom unit, complete with a den, provides comfort and convenience with an in-suite, stackable washer and dryer. The versatile den can be adapted for various uses, such as working from home, gaming, or online activities. The open-concept kitchen, dining, and living area are perfect for hosting small gatherings, family meals, or game nights. As an added benefit, a gas BBQ is available on the balcony. Bathroom opens to the primary bedroom through a sliding door, no need to walk into the living area. Basement storage cage is assigned to the unit. Condo fees include all utilities. A park is west of the building, the Collicutt Recreation Centre is within walking distance or a very short car ride.