



**309, 5330 47 Avenue  
Red Deer, Alberta**

**MLS # A2289857**



**\$158,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome home to this beautifully maintained TOP floor 1 bedroom, 1 bathroom condo in an adult 45+ building. This lovely, bright, updated home awaits you! Enjoy the benefits of no upstairs neighbours and a layout designed for comfortable every day living. The living room/ dining area has the east view (all the morning/afternoon sun) with the nice size balcony off the living room and a cozy, corner gas fireplace. The galley kitchen has newer vinyl flooring and with the dining on one end works well. The generous primary bedroom offers ample space, while the full bathroom is bright and very functional. Laundry is directly across the hall from the unit door! Rounding-off all this is a private locker off the underground parking lot and your assigned, heated underground parking stall. Located downtown close to all amenities, parks, trails and the convenience of city bus service at your door. 23 quiet and respectful neighbours makes this the opportunity you've been looking for. This building allows a cat with board approval.