



106, 3730 50 Avenue
Red Deer, Alberta

MLS # A2290009



\$220,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	Elevator, See Remarks		

Inclusions: N/A

Welcome to this well-maintained, main floor 2-bedroom, 1-bath condo ideally located just one block from the hospital and within easy walking distance to downtown and many everyday amenities. This move-in ready home has been freshly painted and features updated light fixtures and ceiling fans throughout. The bright, functional kitchen showcases beautiful white cabinetry, ample counter space, a convenient breakfast bar, large pantry, and matching all-white appliances. The spacious dining area flows nicely into the generous living room, where you can relax beside the cozy gas fireplace the door and window have been replaced to allow for a portable A/C as well! Step outside to your private east-facing deck — the perfect spot to enjoy your morning coffee and take in the lovely view. Both bedrooms are generously sized, with a well-appointed 4-piece bathroom nearby. You’ll also appreciate the convenience of in-suite laundry with a stackable washer/dryer and additional storage space. Small pets are welcome! Two assigned outdoor parking stalls (#10 & #11) are included with power. Condo fees cover most utilities — heat, water, sewer, garbage, and recycling — so you only pay for power. With Red Deer Hospital currently under a 1.8 billion dollar expansion over the next several years, this your opportunity to get in early on an excellent investment. Don't wait to take advantage of this amazing deal! Book your showing today!