



**108, 91 Cosgrove Crescent  
Red Deer, Alberta**

**MLS # A2292329**



**\$162,900**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Situated in beautiful Clearview Meadows, this well kept 2 bedroom, 1 bathroom corner unit condo is just steps away from parks, playgrounds, scenic walking paths, and all the convenient shopping amenities of Clearview Market. Stepping inside this ground floor unit, the kitchen is located just off the entryway and offers a compact and functional layout with plenty of cabinetry and matching white appliances. The adjoining dining space easily fits a full sized table and flows seamlessly into the bright, and generously sized living room which features low maintenance laminate flooring. Large patio doors bring in plenty of natural light and provide direct access to your private ground level patio with no neighbours beside you for added privacy. Two comfortably sized bedrooms including a spacious primary are complemented by an updated 4 pce bathroom. There is also in-suite laundry and storage for added convenience. Condo fees are \$478.75/month and include heat, water, sewer, trash, professional management, parking, insurance, and snow removal, making for simple and low maintenance ownership. Bylaws allow for 1 pet per unit, no more than 14" at the shoulder and board approval is required. This unit comes with one assigned parking stall, and additional parking stalls can be rented for \$35/mo. The building has also seen a number of important updates over time including roof replacement, updated siding, a redone parking lot, vinyl fencing, and new patio doors. This clean and affordable unit is a great opportunity for first time buyers, downsizers, or investors on Red Deer's desirable SE side!