



**319, 60 Lawford Avenue
Red Deer, Alberta**

MLS # A2293111



\$224,900

Division:	Lonsdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge, stove, Dishwasher B/i Microwave Hood Fan, Washer/Dryer (stacked), Rods/window coverings, T.V. wall mount

IMMEDIATE POSSESSION & AFFORDABLE LIVING! Welcome to this gorgeous, bright, and spacious 2-bedroom, 1-bath condo located in the desirable Lancaster, offering beautiful park views. The large entryway opens to a modern open-concept floor plan featuring laminate flooring, a contemporary paint palette, updated light fixtures, and new door handles throughout. The bright and functional kitchen showcases white cabinetry, a full tile backsplash, newer countertops, tiled flooring, stainless steel appliances, and a raised eating bar—perfect for casual dining. The dining area flows seamlessly into the inviting living room, complete with a cozy corner gas fireplace and patio doors leading to a large, covered, south-facing deck—ideal for relaxing or enjoying summer BBQs. The 4-piece bathroom features a large new vanity, wall cabinet, and fresh paint. Both bedrooms are generously sized. Enjoy the convenience of in-suite laundry with a stackable washer and dryer, plus additional storage space. The powered parking stall includes an electric plug-in. The affordable \$460.54 condo fee includes all utilities (cable, internet, and phone not included). Two cats are allowed with board approval (no dogs). This home is in an excellent, quiet location close to schools, parks, shopping, and the Collicutt Centre. Move in and enjoy affordable, low-maintenance living in a fantastic community! This property won't last long!