



**16, 7 Stanton Street
Red Deer, Alberta**

MLS # A2294812



\$135,000

Division:	Sunnybrook		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	898 sq.ft.	Age:	1974 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Private, See Remarks, Standard Shaped Lot		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 937
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: TV Mount

This particular unit has been exceptionally well maintained and offers upgrades to allow you to move in Stress free! The appliances have all be replaced and with the added touch ups and little extras makes it especially appealing. We are also one of the few on market in this location that offers a PRIVATE backyard with convenient close access to the extra storage space and quaint courtyard. The Main bath has also been upgraded and to mention that the "flex" room can be used as a guest room and would be the perfect spot for a MURPHY bed. This Unit has been priced to offset the increased condo fees due to the major exterior renovations that are taking place. A full list included in supplements. This is a desirable condo located in a mature neighborhood close to amenities and so Easy to show! Condo fees include Heat, Water, garbage, sewer, exterior maintenance, Landscape, professional management, Building Insurance, Loan contribution for current renovation costs.