



105, 5144 45 Avenue
Red Deer, Alberta

MLS # A2295386

\$388,800



Division:	Woodlea		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,569 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 887
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher BI, Hood Fan, Washer, Dryer, Central Vacuum with Attachments, Window Coverings, Garage Door Remote, Key Fob

Recently renovated main floor condo in the highly sought-after Park Green complex in desirable Woodlea! This spacious 2-bedroom unit offers excellent functionality and comfort. The oversized primary bedroom features large windows, walk through wardrobe and a convenient 3-piece ensuite. The bright kitchen showcases stainless steel appliances, recently upgraded cabinets, newer countertops and backsplash, plus an oversized pull-out pantry. The dining area accommodates a large table, and the living room provides a welcoming space for open concept entertainment. An additional flex area is perfect for an office, reading room, or exercise space. The second bedroom is located near the 4-piece bathroom with ample vanity and storage. Step out to the south-facing patio with beautiful park views and direct access to walking paths. This unit includes a secure underground parking stall with enclosed storage. Building amenities feature a car wash bay and woodworking room, plus rooftop A/C for summer comfort! An excellent location close to shopping, amenities, and walking/biking trails