



214, 5326 47 Avenue  
Red Deer, Alberta

MLS # A2296589



**\$168,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 786
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Blinds and window coverings

Extensively upgraded, this two bedroom, -two bath unit is waiting for your experience. Upgrades include the following: beautiful quartz countertops in kitchen and all vanities , new stainless steel recessed kitchen sink and countertop sinks in bathrooms, new plug ins in all the bedrooms and Living Room, under cabinet lighting and new doors on kitchen cabinets and repainted, soft close hinges on all doors, organized storage in kitchen and laundry room, new blinds throughout, ceiling fans and lighting. Living Room blinds are operated by a motor DO NOT Attempt to pull the blinds - push the button on the end of the curtain rod. Unit boasts underground parkade with 2 assigned stalls, external storage unit marked "A" (no key for unit itself in lok box just for storage area). Bonus features include gas fireplace, new wall Air Conditioner, 2 balconys - one looking East into parking lot and trees and the other has South exposure. Gas line on balcony. Tile in kitchen, laundry and bathrooms with well maintained laminate throughout rest of home. Massive wall of cabinets in Master bedroom together with walk-in closet so storage is not a factor in this immaculate and well cared for home. Building upgrades include entire interior painted last fall (2025), carpet in stairwell replaced and security coverage now has new system to include 15 cameras stationed throughout hallways, entrances, laundries etc. Reserve fund has allocations for windows and balconies in new future. Just move in and enjoy.