



**304, 5217 39 Street  
Red Deer, Alberta**

**MLS # A2297625**



**\$249,900**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Condo building fob

Welcome to Royal Oaks! This two-bedroom, two-bath condo is a picture of serenity with a view. This bright and spacious corner unit has a south-facing balcony overlooking a treed reserve and Waskasoo Creek. Open floor plan features a corner fireplace in the living room. The primary bedroom has a full ensuite and walk through closet. Handy in-suite laundry plus extra storage. Good-sized second bedroom works well for guests, office or roommates. There is an underground heated parking space as well as caged storage. This great location is within walking distance of the hospital and downtown. Age restriction 25+.