



**312, 80A Kelloway Crescent
Red Deer, Alberta**

MLS # A2298942



\$235,000

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,325 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC(16)
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER BLINDS

TOP FLOOR CORNER UNIT ~ 3 BEDROOMS, 2 BATHROOMS W/ OVER 1,300 SQ. FT. ~ COVERED SOUTH FACING BALCONY ~ WHEELCHAIR ACCESSIBLE ~ Spacious foyer welcomes you and leads to the open concept main living space ~ The kitchen offers plenty of white cabinets, ample counter space, and a counter height eating bar ~ The living/dining room is a generous size and is filled with natural light from the large south facing windows ~ Garden door access leads to the covered balcony ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk in closet and a 2 piece ensuite with an extended vanity ~ 2 additional bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom ~ Large laundry room has newer washer and dryer plus tons of extra space for storage ~ 2 powered parking stalls ~ Low maintenance living with monthly condo fees (\$524.73) covering heat, insurance, common area maintenance, parking, professional management, reserve fund contributions, sewer, snow removal, water and trash ~ Pets OK with restrictions ~ Located walking distance to transit, shopping, schools, parks & YMCA with easy access to the highway ~ Move in ready!