



**401, 4614 47A Avenue
Red Deer, Alberta**

MLS # A2303194



\$229,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fully furnished other than art work and personal items

Welcome to easy, elevated living in this beautifully maintained 2-bedroom, top floor, 45+ condo—designed for comfort, convenience, and your next chapter. This inviting home features a bright, east-facing exposure with a spacious private balcony overlooking peaceful parkland—the perfect place to enjoy your morning coffee and sunrise views. You’ll appreciate the rare bonus of two large storage units right on the balcony, offering exceptional functionality without sacrificing space. Inside, the thoughtfully updated kitchen showcases premium stainless steel appliances, modern finishes, and plenty of storage. The refreshed bathroom adds a clean, contemporary touch, while the convenience of in-suite laundry makes everyday living effortless. Additional highlights include: Heated underground parking for year-round comfort Low maintenance fees and a well-managed building with a healthy reserve fund Located in the sought-after Golden Circle area where activities and companionship flourish. Offered fully furnished, this turnkey home is ideal for those looking to simplify, settle in, and start fresh without the hassle. Live with like-minded neighbours. A perfect blend of lifestyle and value—this is low-maintenance living at its best.