



302, 5217 39 Street
Red Deer, Alberta

MLS # A2303852



\$249,900

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Opener, Building Fob, Window Coverings

Welcome home to this fully updated TWO bedroom condo. Upon entering this THIRD floor condo, you will be impressed! New luxury vinyl plank throughout, fresh paint, upgraded appliances & newer lighting package. Spacious open floor plan boasts a U-shaped kitchen that opens to the living/dining area. Bayed area in the living room features three big windows as well as the windowed garden door & totally taking advantage of this AMAZING VIEW! Watch the wildlife every day from your south-facing balcony overlooking a forest reserve. Gas outlet for your BBQ. The primary bedroom has plenty of space for larger furnishings. Handy walk-in closet as well as a full four-piece ensuite. In-suite laundry room for your convenience. The second bedroom has another four-piece bathroom right outside…perfect for guests (or a roommate.) This condo comes with one titled, underground parking stall as well as a locked storage unit at the end of the stall. This building has had some recent upgrades, including new windows, new exterior cladding, and balcony upgrades. Perfect location with access to walking trails, close to the hospital and Red Deer Polytechnic. Age restriction is 25+.