



**5234, 2660 22 Street  
Red Deer, Alberta**

**MLS # A2123077**



**\$250,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Venu Living, where luxury meets convenience on the south side of Red Deer close to shopping, schools and other convenient amenities. Privately located on the second floor, this corner unit condo boasts an abundance of square feet of living space. It bathes in natural light streaming through large windows, bringing sunshine to every corner. With high ceilings enhancing the spaciousness, this home exudes an inviting ambiance from the moment you step inside. Effortless living awaits with in-suite laundry and low-maintenance surfaces throughout, ensuring comfort and convenience. Step into the open-concept living area, where the kitchen steals the spotlight with its oversized island, perfect for both casual dining and entertaining guests. Granite countertops and a built-in microwave elevate the culinary experience, making meal preparation and hosting a joy. Adjacent to the kitchen, the dining area seamlessly flows into a bright living room, offering a sunny retreat where all the plants will grow. Down the hallway are two bedrooms and two pristine bathrooms. The main bathroom boasts tile floors and quartz countertops, adding a touch of sophistication to your daily routine. The first bedroom features a double closet and ample natural light, creating a haven for rest and relaxation. At the end of the hall is the primary suite, complete with a walk-in closet and luxurious three-piece ensuite, providing the ultimate sanctuary to unwind after a long day. Indulge in the plethora of amenities Venu Living has to offer, including a fitness facility on the same floor as the unit, a theater room for entertainment, an outdoor courtyard for relaxation, and underground heated parking for added convenience. Never scrape your windows or get in a cold vehicle again. A second parking spot can be purchased if you'd like. Experience a lifestyle of luxury and

ease, where stress melts away, and every day is filled with the finer things in life. Welcome home to Venu Living.