



102, 7031 Gray Drive  
Red Deer, Alberta

MLS # A2123187



**\$139,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Step into this inviting, spacious 1-bedroom, 1-bathroom main floor condo boasting a generous deck with storage in charming north Red Deer. The interior welcomes you with tasteful renovations featuring a fresh paint palette and stunning laminate flooring. Designed for comfort and contemporary living, this adult (30+) unit is bathed in natural light, showcasing a thoughtfully crafted layout that seamlessly blends convenience with style. Upon entry, a spacious foyer sets the tone, leading into the sunlit living/dining area adorned with multiple windows. The well-appointed kitchen is a culinary haven, equipped with sleek appliances, countertops, subway tiles, and ample storage. Its open layout effortlessly connects to the living room, creating an inviting space ideal for relaxation and entertaining. The sizable bedroom offers tranquility and ample natural light, serving as a perfect retreat after a long day. Conveniently located on the ground floor, accessibility is a breeze with no stairs required, making it an ideal choice for all. Outside, residents can unwind in their private outdoor space, enjoying the beautiful weather. Additional amenities include in-suite laundry, with communal facilities available on the second floor, and an assigned parking space with electrical control for your block heater. Condo fees cover professional management, reserve funds, exterior maintenance & insurance, water, sewer, garbage, and heat. Situated just one block off Taylor Drive, this Glendale home provides easy access to Highways 2, 11, and 11A, as well as a variety of local amenities such as cafes, restaurants, parks, and public transportation, pools and more. Don't miss out on the chance to call this bright and sunny ground floor apartment your new home. Schedule a viewing today and experience modern, comfortable living at its finest in Red Deer.