



**105, 4902 37 Street  
Red Deer, Alberta**

**MLS # A2128810**



**\$239,000**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 696
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** blinds (remote controlled)

If you'd like to join condo lifestyle but require a bigger condo AND your own private entrance then this may be the condo for you! Discover the charm of this unique, spacious 3-bedroom, 2-bathroom condo, featuring in-suite laundry and 1370 sq ft of open-concept living space. The living area boasts stylish vinyl plank flooring. The kitchen was updated in 2008 with maple cabinets, doors and trim were update at this time as well. The large very functional primary bedroom is complete with a walk-in closet and an ensuite bathroom featuring a walk-in handicap-accessible shower. The unit includes two additional good-sized bedrooms and a convenient in-suite laundry area as well as a large in suite storage area. Enjoy the peace and quiet of concrete construction and the convenience of your own private back door entrance. While the unit has generous in-suite storage, each condo also comes with an extra storage unit. You can apply for assigned parking in the heated underground parking lot, making winter mornings hassle-free. Condo fees cover everything except cable and phone, giving you peace of mind. This well-maintained and managed building offers a range of amenities, including a heated swimming pool, sauna, exercise room, social room with kitchen, and an outdoor patio. This is a 25+ Condo building. Perfect for those seeking a condo lifestyle with extra space, or for seniors desiring a comfortable, accessible home. Priced well below City Assesment Value. The building is ideally located within walking distance to the hospital, walking trails, downtown, restaurants, and grocery store. Don't miss the opportunity to make this exceptional condo your new home!