



**313, 260 DUSTON Street**  
**Red Deer, Alberta**

**MLS # A2132270**



**\$174,900**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** barbeque on deck

Very Private! 1 bedroom & den, TOP FLOOR unit. Don't rent when you can buy into a strong condo association. Perfect for Students or Adults who want No maintenance living, with a social room that includes pool tables & shuffle boards, its own GYM w/steam room, underground wash bay, storage room in the bsmt, + this building is next to the park, close to walking trails, grocery stores & collicutt center. Unit is large, with lots of room for your big furniture, features a corner gas fireplace in the living room & a gas line to your bbq(included) on your private deck. Kitchen boasts lots of countertop space for the chef & oak cabinetry. The primary bedroom has a cheater door to bath. Den is perfect for guests or your home office, and there is a laundry room/storage room in suite! This is a great place to call home. Condo fees include all utilities (Heat, electricity, water, sewer, property management, common area maintenance, snow removal). 1 outside parking stall with power assigned.