



**107, 49 Bennett Street
Red Deer, Alberta**

MLS # A2135426



\$142,500

Division:	Bower		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	795 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

"The Place." Check out Birchwood Place on the desirable southside of the city. Sweet #107, a condominium with south east exposure, perfect functioning patio doors off the south facing livingroom, where the sunshine comes in or you go outside to your own private south facing 19'x10' ground level, cement patio for your extra out door living space that everybody wants for at least 3 seasons if not 4. Appliances are included, light fixtures have been upgraded, updated laminate flooring in livingroom and flooring in kitchen, bathroom and storage is linoleum. Big new vinyl windows in the bedrooms and even the diningroom is lit up with another new vinyl window making the whole Digs really light up this easy living life style. "Don't waste another minute not being happy. If one window closes, run to the next window-or break the door down." Brook Shields. First-time buyers, seasoned homeowners needing change, Seniors, who want to put their feet up and rest or real estate Investors, don't hesitate to think, act and own this apartment unit that can do so much for so many. Laundry room available right in the condominium complex, ground floor common area. Don't overlook the simplicity of this perfect 795 sqft, two-bedroom plan at ground level that is close to all amenities you need on a day to day bases. Bower Mall, and bus stops are directly across the street for easy access and more convenience. Beautiful walking paths, parks and an out door work-out site are just a small part of the big community value included with this apartment. College, Hospital, Doctor walk-in clinic, vehicle registration, lounges, and many other unique business establishments are a short walk. Walk everywhere?, yes, you can park your ride off the city streets and avenues in your own assigned, numbered, parking stall with power plug-in on the condominium complex common ground. Many, many,

many visitor parking spaces available for visiting friends and visiting family. Does it really get any better than this when you're going for affordability, security and workability? Bookalook, this could or should be the one. "Never hesitate to open a new window in your life."
Mehmet Murat Ildan