



415, 4805 45 Street  
Red Deer, Alberta

MLS # A2139750



**\$224,500**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Stove, dishwasher, microwave, a.c. unit, window coverings, washer/dryer unit, patio storage box

Adult living on the top floor. Enjoy the easy life in this wonderful condo in Sierra Grand located downtown close to all amenities, plus the curling rink, the Arena, Golden Circle, and walking trails. No more yard work. Lock the door and head out on an adventure. All utilities including cable and internet are taken care of in the condo fee except for power. Relax in the spacious living room with an adjoining dining area with plenty of room to host friends and family and an open kitchen allowing you to prepare meals and still visit. The primary bedroom has plenty of space for a king bed with 2 double closets. A four piece bathroom and a utility room, complete with the washer and dryer for convenience. Step out on to your lofty deck and enjoy a morning coffee or evening bbq. Enjoy the many amenities including a heated pool, hot tub, games room, party room complete with kitchen facilities, a work shop, car wash, and guest suites for extra company. Freshco for groceries, doctors and more just across the street.