



203, 4405 48 Avenue
Red Deer, Alberta

MLS # A2142384



\$129,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	660 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Hot Water, See Remarks	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Super clean and move in ready! This one of a kind building has a boutique type feel with less units, unique layouts, and desirable exterior updates. This spacious condo is in a fantastic location~ walk to coffee shops, restaurants, groceries, the farmers market, parks and walking/biking paths, the hospital, and recreation facilities(including the swimming pool, tennis courts, and Servus Arena) and city transit is nearby. This bright unit has large east facing windows. The spacious open living room with the additional dining/office space features a wood burning fireplace. Lots of in suite storage with the double closets in the primary bedroom, a small storage room, large entry closet and additional linen closet. Condo fee includes all utilities except power. One pet allowed with board approval(up to a maximum height of 12 inches). One assigned parking stall with power. Laundry machines are free to use for the owners.