



GRASSROOTS
REALTY GROUP

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204, 4522 47A Avenue
Red Deer, Alberta

MLS # A2144068



\$229,900

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,044 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Secured, Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings.

Extremely well kept 2 bedroom home in a 45+ adult building across from the Golden Circle. This end unit has lots of natural light through the numerous windows. The kitchen has plenty of white raised panel cabinets and counter space with pot & pan drawers and slide-outs, full tile backspash, newer counter tops and a vented micro/hood fan. The dining area has laminate flooring which carries into a nice sized living room with patio doors out to a huge deck with outdoor blinds, vinyl flooring, aluminum railings and a large storage room. There are 2 nice sized bedrooms. The primary bedroom has enough room for a king sized bed & multiple pieces of furniture. There is an in-suite laundry room with the washer & dryer included (purchased in 2023). 1 heated underground parking stall (assigned) included. Recent upgrades include paint, light fixtures, receptacles, countertop, granite sink, taps, ss appliances, washer, dryer. This is a nice quiet building with a meeting/ social room and is close to the Golden Circle, Red Deer Museum, Rec Centre and tennis courts. Pet free building.