



**#267, 5140 62 Street  
Red Deer, Alberta**

**MLS # A2144297**



**\$99,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Highland Green Estates                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)               |               |                   |
| <b>Style:</b>    | Apartment  |               |                   |
| <b>Size:</b>     | 847 sq.ft.                                       | <b>Age:</b>   | 1982 (42 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                                |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Few Trees, Low Maintenance Landscape, Landscaped |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Natural Gas                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 433 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Window Coverings

Welcome to this charming 2-bedroom, 1-bathroom apartment condo ideally situated near all conveniences. This well-appointed unit offers access to an indoor pool and welcomes you through a spacious foyer into a tastefully designed interior with laminate flooring and neutral paint throughout. The generously sized living room features large north-facing windows that fill the space with natural light. The galley style kitchen boasts ample counter space, plenty of cabinets and nice black appliances. The primary bedroom includes north-facing windows and comfortably fits a king-sized bed alongside additional furnishings. The second bedroom is equally spacious, while ample in-unit storage ensures plenty of room for all your belongings. Located within a well-managed building featuring elevators, amenities encompass an indoor pool, hot tub, social room, courtyard with outdoor seating and BBQ facilities, along with on-site caretaker and maintenance staff. A monthly condo fee of \$433.00 covers heat, water, grounds maintenance, professional management, reserve fund contributions, snow removal, garbage, and recycling services. This unit also comes with an assigned parking stall equipped with power outlets and ample visitor parking. Positioned near multiple schools, parks, playgrounds, recreation centers, Village Mall, Parkland Mall, transit options, and an array of other amenities, the location offers unparalleled convenience.