



206, 4614 47A Avenue  
Red Deer, Alberta

MLS # A2144370



**\$229,900**

<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>	931 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 494

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R3

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, No Animal Home, Storage

**Inclusions:** N/A

Discover this spacious, meticulously maintained condo within walking distance to key amenities. Enjoy easy access to the Golden Circle, Rec Centre, Farmer's Market, tennis courts, playground, curling rink, trail system, and all of downtown. Conveniently located just a few blocks from grocery stores, restaurants, the fire hall, and approximately 1 km from the hospital. Features and Amenities: Underground Heated Parking: Enjoy the comfort of a designated stall in a pristine cement parking area. Social Area: Perfect for card games and social visits. Clean and Quiet: The building boasts concrete floors, ensuring a peaceful living environment. Unit Highlights Bedrooms: This 2nd-floor unit features 2 bedrooms, including a 4-piece bathroom and a 2-piece ensuite. Bright Kitchen: Equipped with white cabinets and appliances, and a versatile "moveable" center island. Ample Storage: A large storage room accommodates a side-by-side washer and dryer, with extra space for a medium-sized freezer. Oversized Balcony: West-facing and overlooking a private, well-maintained treed courtyard. Includes a gas hookup for BBQs and a large storage space for outdoor furniture and supplies. Embrace a vibrant, convenient lifestyle in this well-appointed condo at Pine Pointe Place!