



172, 5140 62 Street
Red Deer, Alberta

MLS # A2144812



\$114,900

Division:	Highland Green Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	909 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, See Remarks		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WINDOW COVERINGS

2 BDRM, 2 BATH MAIN FLOOR CORNER UNIT ~ LOCATED CLOSE TO ALL AMENITIES ~ INDOOR POOL ~ Spacious foyer welcomes you to this well appointed apartment condo ~ Vinyl plank flooring complemented by neutral paint throughout ~ The living room is a generous size, has large south facing windows overlooking a treed courtyard and opens to the dining room ~ The galley style kitchen offers a functional layout with ample counter space, plenty of cabinets, black fridge and stove, plus an updated stainless steel dishwasher ~ The primary bedroom offers more south facing windows and can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 2 piece ensuite ~ Second bedroom is also a generous size and is conveniently located next to the 4 piece main bathroom ~ In unit storage ~ Well managed building with elevators, indoor pool and hot tub, social room, courtyard with outdoor seating and a BBQ plus on site caretaker and maintenance staff ~ Condo fees are \$397.00/ month and include; heat, water, grounds maintenance, professional management, reserve fund contributions, snow removal, garbage, recycle ~ Assigned parking stall with power plus tons of visitor parking ~ Located close to multiple schools, parks, playgrounds, recreation centres and steps to Village Mall, Parkland Mall, transit and all other amenities.