



305, 41 Bennett Street
Red Deer, Alberta

MLS # A2145825



\$138,600

Division:	Bower		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	628 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Outside, Parking Lot, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Built in Microwave, Washer/Dryer Combination Unit

Check out this fantastic 1-bedroom 1-bathroom condo unit conveniently located steps away from Bower Mall. Featuring a monthly condo fee of \$383 which covers various amenities, includes in-suite laundry and yearly taxes at \$625 (approximately \$52 per month). The pet policy allows for one larger dog or two smaller animals with board approval, making it perfect for pet owners. Situated on the 3rd floor, this south-facing unit boasts a spacious 18' x 11.6' living room with access to a private deck. The kitchen has been upgraded with Maple cabinets and countertops, ensuring a modern feel. Move-in ready, this condo requires no additional work. Situated across from Bower Mall, residents enjoy easy access to numerous restaurants, shops and bus stops right outside the main door. This particular unit stands out with its own in-suite laundry, a rare find in the building. Parking is hassle-free with one assigned stall and ample visitor parking available. Ideal for a college student attending Red Deer Polytech, retail professionals or anyone seeking a vibrant living environment close to amenities, this all ages condo at #305 41 Bennett Street offers affordability and convenience. Don't miss out on this amazing opportunity!