



GRASSROOTS
REALTY GROUP

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204, 7031 Gray Drive
Red Deer, Alberta

MLS # A2200136



\$159,000

Division:	Glendale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,035 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher, blinds and any window coverings, 2nd fridge in dining area.

This condo is so well cared for and pride of ownership is evident. It's a very quiet and 40+ building. As you walk into the large living area and you are greeted with a great kitchen, offering plenty of cabinets and counter space and it's open to the dining area. There is a good sized living room and from there you can walk out onto the deck and enjoy some outside time. There is a good sized storage area off the deck. There are several large windows and a large patio door, that lets the natural light soar through making it a bright and sunny home. There is a large primary bedroom and a second good-sized bedroom. There is a communal laundry room just down the hall. There is an assigned parking stall located just behind the building. Condo fees include professional management, reserve funds, exterior maintenance and insurance, water, sewer garbage and heat. Situated just one block off Taylor Drive, with easy access to highway 2, 11 and 11A and close to plenty of amenities.