



211, 3730 50 Avenue  
Red Deer, Alberta

MLS # A2204080



**\$209,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Hill   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit  |               |                   |
| <b>Size:</b>     | 863 sq.ft.   | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Parking Lot, Paved, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Boiler, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 572 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Laminate Counters, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** FRONT DOOR FOB

You won't want to miss this affordable 2 bedroom 1 bathroom condo with heated underground parking-just a few steps to the hospital! Ideal for those working at the hospital or those looking for an amazing revenue property. Featuring in suite laundry, sunny west facing deck on quieter side of the building, elevator access, gas fireplace. This home also has a spacious kitchen with open living room/kitchen/dining room design, a laundry room, 4 piece bathroom and two decent size bedrooms. Stove, fridge, dishwasher, washer, dryer, microwave included. The heated underground parking stall is number 34, also comes with an assigned exterior parking stall #9. Condo fees include all utilities except for power.