



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**204, 49 Bennett Street  
Red Deer, Alberta**

**MLS # A2212734**



**\$129,900**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		
<b>Heating:</b>	Baseboard, Natural Gas		
<b>Floors:</b>	Laminate, Linoleum		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	-		
<b>Features:</b>	Storage, Vinyl Windows		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 333		
<b>LLD:</b>	-		
<b>Zoning:</b>	R3		
<b>Utilities:</b>	-		

**Inclusions:** Blinds

Great Starter or Investment on the South Hill! Check out this gem - located close to shopping, restaurants and bars, transit, and Bower Mall including the new SunTerra Market! Walking trails and bike trails only a few blocks away. A nice second floor unit faces North and has generous living spaces and insuite storage. The exterior of this building has seen a lot of upgrades over the past few years including upgrades to siding, balconies, windows and sliding doors, concrete upgrades, and an upgraded drainage system. A great unit to call your own or start your investment portfolio