

**211, 4902 37  
Red Deer, Alberta**

**MLS # A2237807**



**\$220,000**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Window Coverings

Affordable Condo Living &ndash; Perfect for Investors, First-Time Buyers, or Downsizers! This move-in ready 1-bedroom, 1-bathroom condo is an excellent opportunity to own in a well-managed complex with fantastic amenities. Inside, you&rsquo;ll find a modern updated & functional kitchen, a bright and open living/dining area, and in-suite storage for added convenience. Step out onto the spacious east-facing balcony and enjoy stunning city views. The building offers great extras including an elevator, pool, sauna, fitness room, and an assigned parking stall. Monthly condo fees are very reasonable and include power, heat, water & sewer&mdash;making this property not only affordable but also a smart investment. Located just off Gaetz Avenue, you&rsquo;re within walking distance of shops, restaurants, the hospital, and beautiful walking trails. Whether you&rsquo;re looking for your first home, downsizing, or expanding your rental portfolio, this condo is a must-see!