

401, 4614 47A Avenue  
Red Deer, Alberta

MLS # A2250456



# \$220,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 422
LLD:	-
Zoning:	R-H
Utilities:	-

**Inclusions:** blinds on deck (as is)

Bright & Updated Adult Condo in a Prime Location! This 2-bedroom condo offers comfortable, low-maintenance living in a well-managed, adult-oriented (45+) building. The open floor plan features a spacious kitchen and living area, a 4-piece bathroom, in-suite laundry, and plenty of storage—including two private storage rooms on the large east-facing deck. The home includes laminate and tile flooring, a refreshed kitchen with side-by-side pantry and stainless-steel appliances (including a brand new dishwasher), an updated bathroom, and a built-in window-style air conditioner in the living room for year-round comfort. This quiet, non-smoking, no-pet building offers fantastic amenities such as an elevator, heated underground parking, a social/party room, and organized activities like BBQs and holiday gatherings. Located across from the Golden Circle and Rec Centre, and close to shopping, public transit, the Tennis Dome, the Pidherney Centre, and the hospital—you'll love the convenience of this central location. Nothing left to do but move in and enjoy!