

**104, 4610 47A Avenue  
Red Deer, Alberta**

**MLS # A2280077**



**\$249,900**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stucco

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 507

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, microwave-range-hood, washer, dryer, garage remote, 4 barstools, airconditioner

Beautifully updated CORNER- UNIT, ground-floor 2 bedroom, 2 bathroom condo, with an ELEVATOR, in the building, in a quiet adult building (45+), located in one of Red Deer's most walkable and senior-friendly areas. Directly across from the Golden Circle and Recreation Centre with swimming, fitness classes, and social activities. Steps to medical specialists, dentists, walk-in clinic, pharmacy, and the Sorenson bus terminal with connections throughout the city and Ebus to Calgary & Edmonton. One cat allowed with board approval. This bright open-concept unit features updated appliances, vinyl plank flooring, neutral paint, updated lighting, countertops, and an eat-up breakfast bar, corner pantry in kitchen. Thoughtful upgrades include: newer air- conditioner, gas fireplace, gas hook up for BBQ on balcony, high-mount toilets and grab bars for added comfort and safety. The spacious primary bedroom offers a walk-in closet and private 3pc ensuite, plus a second bedroom and full bath for guests or office space. Good- sized laundry room which has additional space for storage. Visitor parking just outside garden sliding doors for added convenience. Assigned UNDERGROUND PARKING and ample visitor parking. Condo fees include heat, water, sewer, garbage, snow removal, exterior maintenance, parking, reserve fund, management, and common facilities.