

**5, 3501 51 Avenue  
Red Deer, Alberta**

**MLS # A2280818**



**\$169,900**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Many Trees, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS

TOP FLOOR 2 BDRM, 1 BATH CONDO ~ WEST FACING BALCONY ~ CLOSE TO AMENITIES ~ The spacious living room offers sliding door access to a sunny west facing deck with new (2019) duradek finish ~ The dining space offers a west facing window that fills the space with natural light, and opens to the galley style kitchen with plenty of white cabinets including a wall pantry, ample counter space, tile backsplash and white appliances ~ The spacious primary bedroom is filled with natural light and can easily accommodate a king bed plus multiple pieces of furniture ~ Second bedroom is also a generous size ~ 4 piece bathroom conveniently located just off the bedrooms ~ In suite laundry with newer front load washer and dryer ~ In suite storage room ~ Assigned parking stall ~ Monthly condo fee is \$381.32 and includes; insurance, exterior maintenance, landscaping and snow removal, garbage removal, reserve fund contributions, heat, sewer and water ~ Excellent location with easy access to the hospital, Red Deer Polytechnic, and downtown with tons of shopping and dining, schools, parks and walking trails all steps from your door.