

307, 4405 48 Avenue  
Red Deer, Alberta

MLS # A2159519



## \$172,500

<b>Division:</b>	Parkvale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Off Street, On Street, Outside, Parking Pad, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

"It's show time." Bodacious Crib from the 80s. Third floor, up high, where the air is better, the view is sweeter, and the floor plan is gnarlier than most. This one bedroom Apartment with a 10'x18' loft is something to see in a condominium complex that has been well maintained. A great looking building from a curb side view with vinyl siding, upgraded windows, even the trim is immaculent. You'll be psyched when you see the layout of this Apartment unit with 18' ceilings, and with the 9'6"x 5' balcony off the livingroom area facing the west. Apartment flooring has been upgrade with glossy darker laminate, appliances have been modernized, the 4 piece bath has newer fixtures and tiled flooring. Wood burning fire place in the livingroom, In-suite storage area is ideal for bike, sports equipment, seasonal trinkets and other assets you want to hang on to. A spiral stair case takes you up to the loft where you can chill, play or turn into additional sleeping area for family staying or visiting. Kitchen taps are new, kitchen counter tops have been upgraded. Your upgraded laundry facilities are located on the main floor in a common area and get this, your laundry tasks are FREE to use, that's right, FREE. All the amenities you will ever need are just a nice quick walk away, The tennis court is very near, Rotary Park only a half block, the Red Deer Recreation Centre is just around the corner, shopping for groceries, easy stroll, entertainment down town,, no need to drive. Plenty of parking out front but, you get your own assigned, lit, covered parking stall with an electrical plug-in on the east side of the complex right beside the bike rack. You'll enjoy a tour of this very unique condominium that for sure stands out from the cookie cutter, ordinary condominium floor plans of today. If time is of the essence, you're in luck, quick, quick possession is possible and wanted. Bookalook.