

307, 4614 47A Avenue  
Red Deer, Alberta

MLS # A2160456



## \$235,000

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1997 (27 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:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 541

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** na

This bright and spacious 2-bedroom, 2-bathroom apartment-style condo offers the perfect blend of comfort and convenience. Situated just steps away from the Golden Circle, Red Deer Museum & Art Gallery, and the Library, you'll be at the center of all the downtown amenities. This corner unit is bathed in natural light, thanks to the extra windows, creating a warm and inviting atmosphere. Enjoy your mornings and evenings on the west-facing balcony, where you can relax in the shade provided by nearby trees. Inside, you'll find a generous living area perfect for entertaining or unwinding. The convenience of in-suite laundry adds to the ease of living in this well-appointed condo. The heated underground parking space is a bonus, keeping your vehicle safe and warm year-round. Plus, it's conveniently located close to the elevator, making your day-to-day activities even easier. Don't miss this opportunity to own a piece of downtown Red Deer living!