

302, 4820 47 Avenue
Red Deer, Alberta

MLS # A2162795



\$99,000

Division:	Downtown Red Deer		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	495 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 326
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: None

Lexington Place offers a unique combination of affordable quality living in a central location near the heart of downtown. The building is walking distance to transit, the main city bus depot, medical services, Red Deer Hospital and Retail shopping centers. The building contains 55 units and was purchased in 2009 by Platinum Properties Group Corporation and is currently managed by Laidley Management Ltd. This is a great opportunity for a potential buyer to enter the housing market, stop paying rent and start building equity. The one bedroom is located on the 3rd floor of the five-story building and faces West, so you can enjoy the afternoon sun. Accessible by elevator or stairs, the suite is approximately 505 sq ft and contains ceramic tile in the entrance and kitchen, laminate hardwood in the living room and carpet in the bedroom. It has been painted a neutral cream throughout within the past five years. The galley kitchen includes a fridge and stove, with plenty of storage. The bedroom is roomy and contains ample closet space. The suite was updated in 2010 and while it could use a few cosmetic updates, it is move in ready and ready for someone to call it home!