

304, 4814 46 Street  
Red Deer, Alberta

MLS # A2285917



## \$119,900

<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>	884 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 562

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-H

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** N/A

This bright west facing condo offers generous living spaces and an inviting layout. The galley style kitchen features abundant cabinetry and flows seamlessly into a separate dining area-perfect for every day living and entertaining. You'll find to spacious bedrooms and a full bathroom, along with exceptional storage throughout, including a large in suite storage room, coat closet, and additional hall pantry/bath storage. There is the added convenience in laundry on each floor in the building! First Time Buyers and Investors alike will appreciate the unbeatable location with numerous amenities just steps away-Shopping, Dining, Swimming and Recreation, Transit, and more all within walking distance.