

227, 4805 45 Street
Red Deer, Alberta

MLS # A2287654



\$299,000

Division:	Downtown Red Deer		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	983 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	2
Garage:	Additional Parking, Assigned, Heated Garage, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Other	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

This unique setup has a 3 piece bathroom off the den, which could easily be a 2nd bedroom. The living room is spacious with a warm gas fireplace in the corner and plenty of natural light. The kitchen is open to the living room and dining area creating a very friendly atmosphere for entertaining. A big plus is the central a.c. for the warmer summer days. Enjoy the space in the primary bedroom including a large double closet and windows to light up your mornings. Laundry is a snap with your own in suite washer and dryer and room for a freezer plus storage all in 1 room. Move outside to the oversized west facing deck for your morning coffee with a storage room and a gas hookup for a bbq. This building has all the amenities needed including a heated pool and a banquet room complete with kitchen facilities to host large private functions. You'll enjoy the evenings in the party room playing cards and other games with your new friends, the movie room, the heated pool, hot tub, pool tables and shuffleboard table. Head downstairs to the fully equipped work shop, heated parking, a wash bay, and your own private storage room. Another big bonus is the rental suites available for your overnight company at a nominal fee. Shopping is just across the street at Freshco. Please note that cable, internet, heat, water and sewer are included in condo fees. There is as much or as little you want to do here. Come enjoy the relaxed life at Sierra Grand.