

**302, 41 Bennett Street**  
**Red Deer, Alberta**

**MLS # A2287836**



## \$167,500

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Paved, Plug-In, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stucco, Wood Siding

**Foundation:** -

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 539

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** REFRIGERATOR, ELECTRIC STOVE, DISHWASHER, CEILING FAN(S)

This bright and inviting 2-bedroom top-storey, corner unit in Bower offers the ideal blend of comfort, convenience, and low-maintenance living. Overlooking a tranquil green space, the home enjoys added privacy and natural light throughout. The covered south-facing balcony extends your living space and provides the perfect spot to relax year-round. Just steps from Bower Place Mall, grocery stores, banks, restaurants, city transit, and beautiful walking trails, the location makes everyday living effortless. There is a 4-piece bathroom, a storage room, and the laundry room is located on the main floor. Telus Fibre Optics is now available in this area. Assigned parking with electrical plug ins in the parking lot. This is an excellent opportunity for first-time buyers or those looking to downsize without compromise.