

317, 60 Lawford  
Red Deer, Alberta

MLS # A2295911



## \$223,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lonsdale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 847 sq.ft.                         | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Titled, Underground      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |             |
|--------------------|--|-------------------|-------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                 | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum             | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | \$ 461      |
| <b>Basement:</b>   | -                                      | <b>LLD:</b>       | 11-38-27-W4 |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | R-H         |
| <b>Foundation:</b> | -                                      | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Elevator, Vinyl Windows |                   |             |

**Inclusions:** N/A

This bright and inviting 2-bedroom, 2-bath apartment offers a functional open floor plan perfect for today's lifestyle, in a great location. The modern kitchen features a breakfast bar, white appliances, and seamless flow into the dining and living areas. Sliding glass doors lead to a balcony overlooking a green space & playground. The primary suite has a walk-through closet leading to a 4-piece ensuite. A second full bathroom and bedroom provide space for family, guests, or a home office. Enjoy the convenience of in-unit laundry and the peace of mind that comes with secure, underground heated parking.