

204, 4415 48 Avenue  
Red Deer, Alberta

MLS # A2234668



# \$129,900

<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>	583 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Clean and cozy 1 bedroom condo unit in Gold Court. This second floor unit has in-suite laundry, in-suite storage and comes with one underground parking stall. The unit is in a quiet south facing location of the building. The building offers an elevator, and the entire property inside and out is well maintained. All this in a convenient downtown location of Red Deer just steps from the tennis courts and community swimming pools. A short walk to shopping and trails. There is currently an excellent long term tenant in the unit who would love to stay.