

108, 80A Kelloway Crescent  
Red Deer, Alberta

MLS # A2264400



## \$149,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kentwood East                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 762 sq.ft.                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Lot, Plug-In, Stall        |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                            |                   |        |
|--------------------|--------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | \$ 287 |
| <b>Basement:</b>   | -                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame                          | <b>Zoning:</b>    | DC(16) |
| <b>Foundation:</b> | -                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Storage |                   |        |

**Inclusions:** none

Welcome to Monarch Place! This charming and accessible 1 bed, 1 bath main-floor condo is perfectly located in the heart of Red Deer's northeast. Just steps from shops, restaurants, walking trails, and more, this well-maintained unit offers a bright and functional layout ideal for first-time buyers, investors, downsizers, or anyone needing wheelchair accessibility. Features include a spacious living area with natural light, a well-equipped kitchen with ample cabinetry, in-suite laundry, and a private patio. The professionally managed building offers great amenities, including a party room and secure bike storage. Condo fees of \$387/month cover professional management, common area maintenance, reserve fund contributions, snow removal, and garbage collection. Currently tenant-occupied, with the tenant open to staying. A great opportunity for investors! Affordable, accessible, and ideally located! Don't miss out on this fantastic unit at Monarch Place!