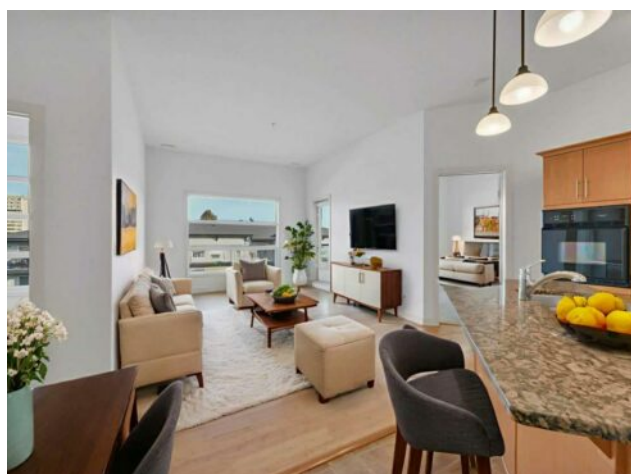


411, 5110 36 Street
Red Deer, Alberta

MLS # A2270628



\$310,000

Division:	South Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 606
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: n/a

This Brava unit is one of the very few homes that was purchased at the build stage, giving the original owners the ability to customize it specifically for long term accessible living. On the 4th floor you get 10' ceilings(!), the larger window package unique to the top level, 7' doors, and an east facing deck with a gas hookup. The kitchen was upgraded at construction with roughly \$20,000 in improvements, including maple Westridge cabinetry, a granite island, automatic lighting, durable laminate counters, and many drawers. The primary suite was intentionally designed for mobility and comfort, complete with a walk-in shower, dual vanities, and a heavy duty comfort height American Standard toilet; need a comfortable tub? Find the 6' tub in the main 4pc bathroom. Bamboo flooring, centralized A/C, and the energy efficient fan coil system keep the home easy to live in. The building adds meaningful convenience with a theatre room, games room, full fitness room, rooftop terrace, heated underground parking, and clean, contemporary common areas. Additional parking on the north side of the building - parking pass included. No doubt you'll find that this home was planned properly from the very beginning, with accessibility built in rather than added later - no DIY work, no retrofits needed. No pet home! If you're looking for a place already set up for ease, safety, and day to day comfort for you or your family members, this is one of the best opportunities where the important work is already done.