

307, 4820 47 Avenue
Red Deer, Alberta

MLS # A2275530



\$87,500

Division:	Parkvale		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	496 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Common, None, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Zoned	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	C-1
Foundation:	Other	Utilities:	-
Features:	Laminate Counters		

Inclusions: Blinds as is

Discover this hidden gem in historic Downtown Red Deer, just steps from Coronation Park, the Recreation Centre, and some of the best walking trails in the city. This inviting 3th-floor condo offers a peaceful retreat with spectacular east-facing views overlooking mature trees and parkland — a rare find at this price point! (units are valued at approximately \$5,000 per floor.) Inside, the home feels warm and refreshed with light paint tones, creating a bright and welcoming ambiance. Enjoy your morning coffee or a relaxing afternoon tea and take in the views. The kitchen features crisp white cabinetry paired with a clean white appliance package, offering a timeless and functional space. The primary bedroom is spacious, and the bathroom next to it. Two generously sized hallway closets provide excellent storage, complemented by an additional in-unit storage area, making organization effortless. This well-designed condo offers incredible convenience with a laundry room just down the hall and an elevator located across from the unit, making daily living simple and accessible. The building itself is well managed with a long-standing, reliable condo association and affordable condo fees \$393 that include all utilities except for power and internet. Ample parking is available behind the building, with the option to rent an assigned powered stall for just \$35/month. Those without a vehicle will love being within walking distance to downtown shops, services and the beautiful natural pathways along the creek. The recreational center is right next door - short walk - with an indoor and outdoor pool. This pet-friendly(some restrictions) building is also wonderfully suited for those considering rental income. On-site manager lives in the building — a huge advantage for investors looking for hands-off management and excellent building security. Whether

you're a busy professional, first-time buyer, downsizer, nature lover or someone looking for affordable home ownership, this condo delivers unbeatable value. A perfect choice for anyone seeking comfort, convenience and a budget-friendly lifestyle in the heart of Red Deer. Parking spot available for rent outside of the building.