

3, 5 Stanton Street  
Red Deer, Alberta

MLS # A2278580

**\$135,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnybrook                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 791 sq.ft.                         | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                   |                   |        |
|--------------------|-----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Natural Gas                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 914 |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks                                                                       | <b>Zoning:</b>    | R-H    |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, See Remarks |                   |        |

**Inclusions:** Fridge, stove, hood fan, b/i dishwasher, washer, dryer, all window coverings.

Sought after SUNNYBROOK is where you will find this wonderful, renovated, freshly painted, 2 bed, one bath condo, with EAST facing fenced garden area for your BBQ pleasure or just relaxing. Yes, there is an exterior renovation going on with a completion date in 2026. All new decks and all new siding will make this property a true gem. This complex is close to everything including the vibrant southside, numerous walking/bike paths, schools, shopping, hospital, and also easy access to highway 2 and the Red Deer College making this property appealing to investors. The condo board has chosen that rather than issuing a lump sump cash call to complete all the exterior renovations, they have decided to raise the condo fees while also keeping the resale price of the units lower than similar properties.