

**#310, 4820 47 Avenue  
Red Deer, Alberta**

**MLS # A2279289**



# \$99,900

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	471 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to a well-kept one-bedroom, one-bathroom condo with an elevator perfectly positioned in the heart of downtown Red Deer. This central location puts you within walking distance of shopping, dining, medical services, the Golden Circle, the Farmers' Market, and Red Deer's extensive trail system. Inside, the unit offers a bright and functional open-concept layout featuring a spacious living room, a galley-style kitchen with ample counter space and modern appliances, a comfortable bedroom, and a full four-piece bathroom. Condo fees include ALL UTILITIES, making for simple, worry-free living. Additional conveniences include laundry facilities located on the same floor, an on-site property manager for added peace of mind, and assigned parking. Whether you're a first-time buyer, downsizer, or investor, this condo offers excellent value, strong rental potential, and an unbeatable downtown location.