

206, 4732 54 Street  
Red Deer, Alberta

MLS # A2280688



## \$121,900

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, See Remarks		

**Inclusions:** N/A

Immaculate apartment-style condo located in Regency Plaza. This unit has been fully renovated and upgraded, featuring newer carpet, lino, paint, cabinetry, light fixtures, bathroom fixtures, and appliances including fridge, stove, and dishwasher. Crown moulding accents and a well-coordinated colour palette complement the unit throughout. Self-contained unit with its own laundry facilities. Conveniently located close to shopping, walking trails, and downtown amenities. This unit may be suitable as an owner-occupied residence or as a potential rental opportunity. Condo fees include heat, water, sewer, garbage, exterior maintenance, building insurance, and reserve fund contributions. No RPR, warranty, property disclosure statement, goods excluded, or GST. Unit #13.