

5, 3501 51 Avenue  
Red Deer, Alberta

MLS # A2280818



## \$169,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | South Hill                                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                    |               |                   |
| <b>Size:</b>     | 837 sq.ft.                                     | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Lot, Paved, Plug-In, Stall |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Many Trees, Standard Shaped Lot     |               |                   |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 381                                       |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Separate Entrance |                   |  |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS

TOP FLOOR 2 BDRM, 1 BATH CONDO ~ WEST FACING BALCONY ~ CLOSE TO AMENITIES ~ The spacious living room offers sliding door access to a sunny west facing deck with new (2019) duradek finish ~ The dining space offers a west facing window that fills the space with natural light, and opens to the galley style kitchen with plenty of white cabinets including a wall pantry, ample counter space, tile backsplash and white appliances ~ The spacious primary bedroom is filled with natural light and can easily accommodate a king bed plus multiple pieces of furniture ~ Second bedroom is also a generous size ~ 4 piece bathroom conveniently located just off the bedrooms ~ In suite laundry with newer front load washer and dryer ~ In suite storage room ~ Assigned parking stall ~ Monthly condo fee is \$381.32 and includes; insurance, exterior maintenance, landscaping and snow removal, garbage removal, reserve fund contributions, heat, sewer and water ~ Excellent location with easy access to the hospital, Red Deer Polytechnic, and downtown with tons of shopping and dining, schools, parks and walking trails all steps from your door.