



307, 4811 55 Street  
Red Deer, Alberta

MLS # A2285954



**\$99,100**

**Division:** Downtown Red Deer

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 623 sq.ft. **Age:** 1969 (57 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Parking Pad

**Lot Size:** 0.01 Acre

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 458

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Heating:** Baseboard, Central  
**Floors:** Vinyl Plank  
**Roof:** Asphalt Shingle  
**Basement:** -  
**Exterior:** Mixed  
**Foundation:** -  
**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** n/a

IMMEDIATE POSSESSION &ndash; MOVE-IN READY! This top-floor, one-bedroom condo is ideally located in the heart of Red Deer, just steps from parks, scenic walking and biking trails, shopping, public transit, and two schools&mdash;Central Middle School and Lindsay Thurber High School. An excellent opportunity for a first-time buyer or investor looking to enter the market. The bright, south-facing unit features an open-concept layout filled with natural light. The kitchen has been updated with new cabinetry and flows into the dining area and spacious living room, creating a comfortable and functional living space. The generously sized bedroom offers a large closet, while the unit also includes convenient in-suite storage and a spacious four-piece bathroom. Recent renovations include NEW KITCHEN CABINETS, NEW VINYL PLANK FLOORING throughout, NEW BASEBOARDS, NEW SHOWER AND FAUCETS, and FRESH PAINT&mdash;truly move-in ready. Condo fees include everything except electricity and internet. Previously rented for \$1,250 per month, this property presents a SOLID INVESTMENT OPPORTUNITY. Don&rsquo;t miss your chance to add this well-located and updated condo to your real estate portfolio.