



DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

204, 4700 55 Street
Red Deer, Alberta

MLS # A2253503



\$95,000

Division:	Waskasoo		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	580 sq.ft.	Age:	1964 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: NA

Main floor living in beautiful downtown Waskasoo Red Deer! This condominium offers location and convenience close to downtown amenities and walking trails right outside your door. The Waskasoo creek is located right beside this long standing building and offers a nice little piece of nature and the deer are often seen roaming the grounds. This interior unit on the second floor offers 1 bedroom and 1 bathroom. The kitchen has ample cabinetry and counterspace with appliances included. The sliding doors out to the large deck area provide the main living space with loads of natural light! This is professionally managed building and the tenant would love to stay. Condo fees here are \$348.22 and include heat, water, sewer, professional management, common area maintenance, reserve fund contributions, snow and garbage removal. This home offers convenience and easy living close to downtown. Perfect for first time buyers, downsizers, and investors! This unit rents for \$1125 plus utilities!