



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

108, 80A Kelloway Crescent
Red Deer, Alberta

MLS # A2264400



\$149,000

Division:	Kentwood East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	762 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 287

LLD: -

Zoning: DC(16)

Utilities: -

Inclusions: none

Welcome to Monarch Place! This charming and accessible 1 bed, 1 bath main-floor condo is perfectly located in the heart of Red Deer's northeast. Just steps from shops, restaurants, walking trails, and more, this well-maintained unit offers a bright and functional layout ideal for first-time buyers, investors, downsizers, or anyone needing wheelchair accessibility. Features include a spacious living area with natural light, a well-equipped kitchen with ample cabinetry, in-suite laundry, and a private patio. The professionally managed building offers great amenities, including a party room and secure bike storage. Condo fees of \$387/month cover professional management, common area maintenance, reserve fund contributions, snow removal, and garbage collection. Currently tenant-occupied, with the tenant open to staying. A great opportunity for investors! Affordable, accessible, and ideally located! Don't miss out on this fantastic unit at Monarch Place!