

# \$226,000 - 202, 4522 47a Avenue, Red Deer

MLS® #A2245035

**\$226,000**

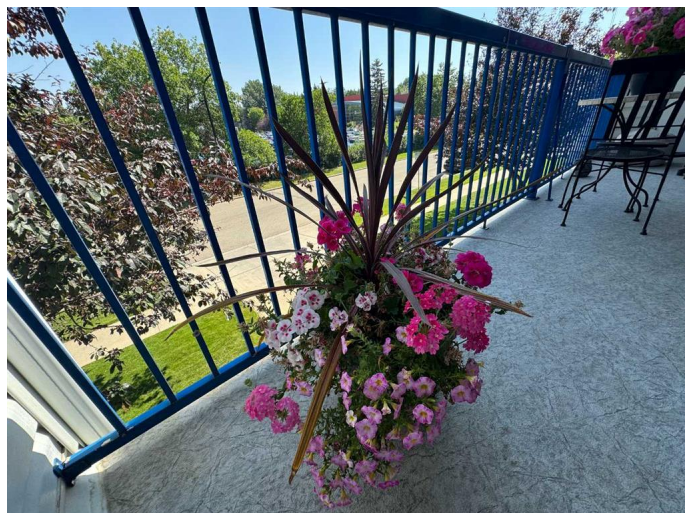
2 Bedroom, 2.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

DOWNTOWN APARTMENT/CONDO within walking distance of the Recreation Center, the Museum and the Golden Circle presenting an EAST FACING BALCONY with a view to the Recreation Center! This quiet building is also one of the few in Red Deer offering concrete floor and ceiling construction for total soundproofing.. There is the added convenience of two balcony storage sheds and vinyl decking over the balcony concrete installed in 2023! Pride of ownership is evident as you enter this unit with an oversized hall closet and laminate flooring in the hall, kitchen and living room! The kitchen, which adjoins the living room, has european style cabinetry with a microwave upgrade (approx 3 years ago) and stove and dishwasher upgrades (4 years ago) and beautiful upgraded patio door window coverings! ....The Primary Bedroom is a good size with a huge double closet and an upgraded 2 pce ensuite with new vanity, toilet, overhead fan, fixtures and cabinetry... A 10'6" x 8'7" secondary bedroom comes next and then on to the gorgeous 3 pce main bath with a neat bath base cut out for easy access!... There is a spacious "in unit laundry room" with a side-by-side washer and dryer... Heated Underground Parkade, 1 Assigned Underground Parking Stall, Three Rear Building Visitor Parking Stalls..... Compact, Immaculate and a Perfect Downsizer!

Built in 1996



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2245035         |
| Price          | \$226,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 746              |
| Acres          | 0.00             |
| Year Built     | 1996             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202, 4522 47a Avenue |
| Subdivision | Downtown Red Deer    |
| City        | Red Deer             |
| County      | Red Deer             |
| Province    | Alberta              |
| Postal Code | T4N 3R3              |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Parkade, Underground                                        |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                    |
| Heating           | Hot Water, Boiler                                                                              |
| Cooling           | None                                                                                           |
| # of Stories      | 4                                                                                              |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Vinyl Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 49              |
| Zoning         | R-H             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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