

302, 5326 47 Avenue  
Red Deer, Alberta

MLS # A2172383



**\$145,000**

<b>Division:</b>	Downtown Red Deer		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Stucco

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 604

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, 1 garage remote, existing blinds

Welcome to 5326 47 Avenue #302, Imperial Place 1, this well maintained condo is found on the top floor of the building, there is an elevator and an underground parking - stall #C-2. Walk into the spacious entrance and you are greeted by a nicely laid out kitchen with plenty of cabinets and counter space, which is open to the dining area, making this a great space to spend time with family. The living room is a good size and offers a corner gas fireplace. Off the living room, enjoy the West facing balcony that offers privacy with the trees and a gas line for future BBQ. There are two good-sized bedrooms and a full bathroom with a large storage area. There are an abundance of large windows and the patio door, that let in plenty of sunlight. The laundry room is just steps away, down the hall. This condo is located close to all amenities - shopping, transit, restaurants and the great Red Deer walking trails.