

# \$145,000 - 308, 5326 47 Avenue, Red Deer

MLS® #A2266627

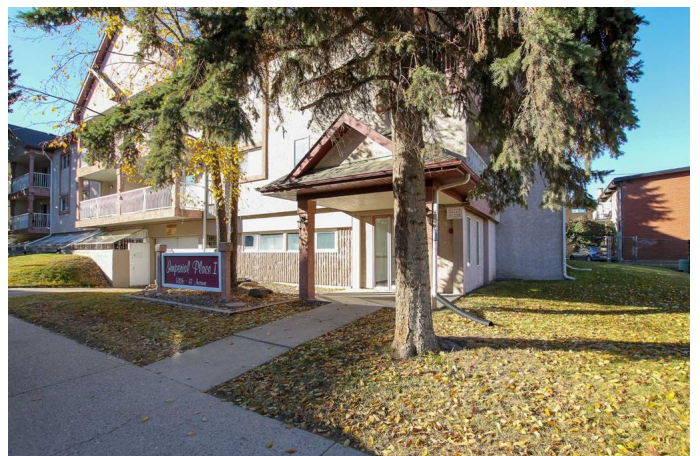
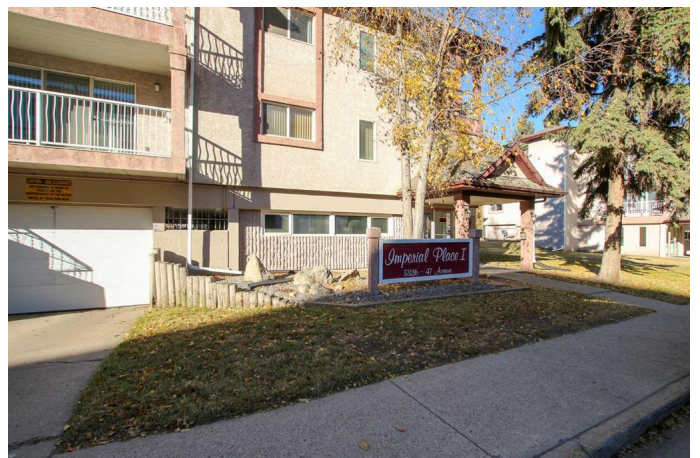
**\$145,000**

1 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

IMMEDIATE POSSESSION & MOVE IN READY ~ 1 BED, 1 BATH TOP FLOOR CONDO ~ SECURE UNDERGROUND PARKING ~ Recent updates include; paint, some flooring, refreshed kitchen with new appliances, countertops, and tile backsplash, refreshed bathroom with new vanity and tile backsplash ~ Welcoming foyer has a large closet with mirrored doors ~ The spacious living room has a corner fireplace with a mantle and is flooded with natural light from the large east facing patio doors that lead to the covered balcony with a BBQ gas line ~ The dining space opens to the galley style kitchen with stainless steel appliances, ample cabinet space including a built in pantry, and a full tile backsplash ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has dual closets with mirrored doors ~ Updated 4 piece bathroom ~ Storage closet with built in shelving ~ Secure underground parking stall is next to the lobby door with easy access to the elevator ~ Additional heated storage locker separate from the unit ~ Quiet building with newly upgraded camera/security system ~ Monthly condo fees are \$488 and include; heat, insurance, gas, common area maintenance, maintenance grounds, parking, professional management, reserve fund contributions, sewer, snow removal, trash and water ~ Pets ok with some restrictions ~ Located steps to walking trails, parks, shopping, dining and all other amenities ~



Move in ready!

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2266627          |
| Price          | \$145,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 656               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308, 5326 47 Avenue |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 3R2             |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Laundry |
| Utilities      | Electricity Connected, Natural Gas Connected   |
| Parking Spaces | 1                                              |
| Parking        | Assigned, Electric Gate, Plug-In, Underground  |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows         |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Window Coverings |
| Heating           | Baseboard, Boiler, Natural Gas                                               |
| Cooling           | Other                                                                        |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| # of Stories    | 3                        |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage                           |
| Lot Description   | Corner Lot, Landscaped, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-H                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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