

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

MLS® #A2245035

\$226,000

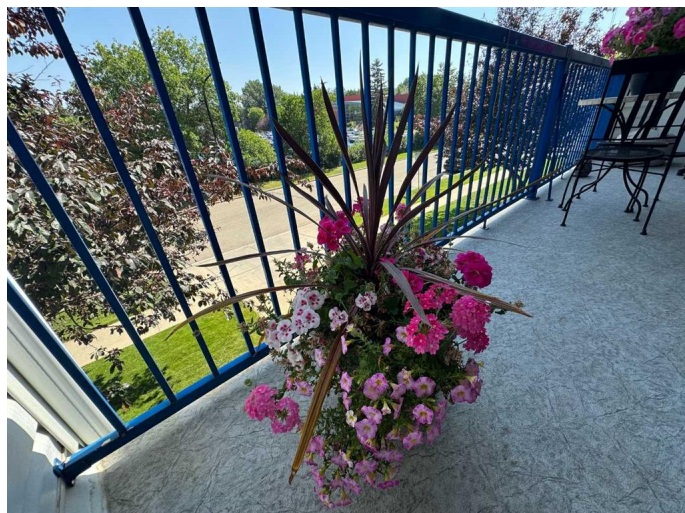
2 Bedroom, 2.00 Bathroom, 746 sqft

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), Snow Removal, Visitor Parking, Secured 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	Boiler, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding

Additional Information

Date Listed	July 31st, 2025
Days on Market	72
Zoning	R-H

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.