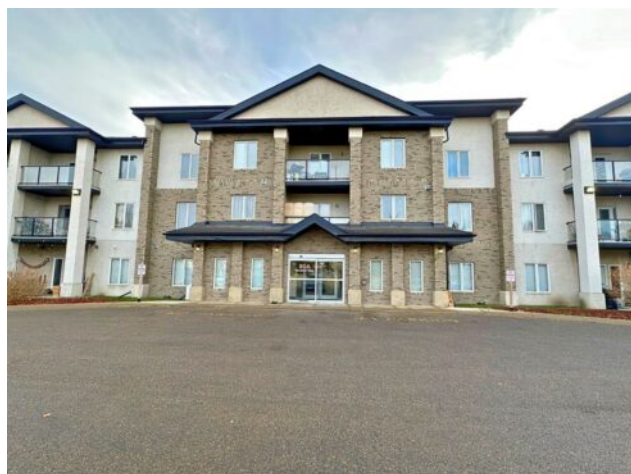


**309, 80A Kelloway Crescent  
Red Deer, Alberta**

**MLS # A2271157**



**\$169,900**

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Common, Guest, Off Street, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC-16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Ceiling Fan

Affordable & Accessible Living in Monarch Place! Here's a great chance to own a wheelchair-accessible 2-bedroom condo in the quiet community of Kentwood. This bright end-unit offers a smart, functional layout with 800+ sq ft of comfortable living space—perfect for a first-time buyer or anyone looking for a solid revenue property. Inside, you'll find two generous bedrooms, a spacious 4-piece bathroom, and an open-concept main area. The kitchen features a handy breakfast peninsula and flows into the dining and living room, leading out to a private 5'9" x 12' covered balcony—a great spot to relax outdoors. The unit includes one assigned outdoor parking stall, plus plenty of visitor parking for guests. Condo fees are a very reasonable \$340.49, covering all utilities except power. The building has no age restrictions, party/games room, bike/scooter storage and pets are welcome (with size restrictions). A solid, affordable option in a peaceful location.