



DONNA WILSON
REALTOR®

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

MLS # A2271157

\$169,900



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

Heating:	Baseboard	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC-16
Foundation:	-	Utilities:	-
Features:	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.