306, 5326 47 Avenue
Red Deer, Alberta

MLS # A2272526

$149,000

Division:	Downtown Red Deer
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	786 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	2	**Baths:**	1

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Fireplace(s)	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 597
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-H
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions:	Some additional paint, light coverings and flooring.

Discover exceptional value in this top-floor, 2-bedroom condo located in the heart of downtown Red Deer—all for under $150,000. Whether you’re searching for the perfect starter home, downsizing, or a smart cash-flowing rental investment, this property checks every box. Step inside to a bright, comfortable layout with an inviting living area, functional kitchen with newer stainless steel appliances, and two well-sized bedrooms that offer flexibility for families, roommates, or a dedicated home office. Access to your spacious and private west facing balcony, and a covered underground garage are additional bonuses! Being on the top floor means extra privacy, peaceful living, and no noise from above, all within a quiet building on an equally quiet street. The location is just minutes from transit routes, major employers, downtown shops, restaurants, parks, and everyday amenities. Commuting is simple and errands are effortless—making life easier for both homeowners and future tenants alike. With affordable condo fees and an ideal price point, this property offers an incredible opportunity to build equity instead of paying rent. For investors, the strong demand in the area means you can easily generate rental income. Whether you’re just entering homeownership or adding a reliable asset to your investment portfolio, this condo delivers comfort, convenience, and long-term potential.