

**5314, 2660 22 Street**  
**Red Deer, Alberta**
**MLS # A2273133**

**\$235,000**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 496
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to Venue Living — the perfect blend of comfort, convenience, and modern style! This beautifully designed 2 bedroom, 2 bathroom condo presents an incredible opportunity whether you're a first-time home buyer, downsizer, or investor looking for a property that checks all the boxes. Step inside and you'll immediately appreciate the open-concept floor plan, offering seamless flow between the kitchen, dining, and living areas. Large windows flood the space with natural light, creating a bright and welcoming atmosphere you'll love coming home to. The two spacious bedrooms are thoughtfully positioned for privacy, making this layout ideal for roommates, guests, or a young family. One of the standout features is the in-unit laundry — a convenience you'll never want to live without again! But the benefits don't stop at your door. Venue Living offers a fantastic selection of building amenities, including: A fully equipped fitness facility — no gym membership required Secure underground parking for year-round comfort and peace of mind Additional great amenities designed to make everyday living easier and more enjoyable Whether you're relaxing at home, hosting friends, or taking advantage of everything the building has to offer, this condo truly delivers exceptional value in a sought-after location. Don't miss your chance to get into the market with a property that has all the essentials — and then some!