

5311, 2660 22 Street
 Red Deer, Alberta

MLS # A2273989


\$189,900
Division: Lancaster Green

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Multi Level Unit

Size: 645 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 1 **Baths:** 1

Garage: Stall, Titled, Underground

Lot Size: 0.01 Acre

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: R-M

Utilities: -

Heating:	Boiler, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Recreation Facilities, Separate Entrance

Inclusions: n/a

Welcome to the Venue Condos, where modern living meets convenience! This stylish 645 Sq.Ft. 1 Bed + Den unit is a fantastic opportunity for first-time buyers, investors, or anyone looking to downsize without sacrificing comfort. Enjoy an open-concept layout that seamlessly blends functionality with contemporary design. The bright kitchen features stainless steel appliances and a large island perfect for meal prep and casual dining, making it the heart of the home. Relax in the spacious primary bedroom, complete with a generous closet and easy access to a full 4-piece bath. The versatile den can be tailored to your needs—ideal for a home office, creative studio, or guest space. In-unit laundry adds to your convenience, while titled underground parking ensures your vehicle is protected year-round. Situated in a sought-after south Red Deer neighborhood, you'll appreciate being close to walking trails, parks, and the Collicutt Centre. Condo fees covering essential services like professional management and snow removal, this low-maintenance lifestyle allows you to enjoy all that the area has to offer. Don't miss out on this perfect blend of comfort, convenience, and investment potential!