

5311, 2660 22 Street  
Red Deer, Alberta

MLS # A2273989



**\$189,900**

<b>Division:</b>	Lancaster Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 350

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-M

**Foundation:** -

**Utilities:** -

**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!