

#317 4805 45 ST

C4292858 Active

LP: \$349,900
OP: \$349,900

SP:
PD:
DOM: 1



Class: Apartment
Type: Lowrise Apartment
Style: Multi Level Unit
Year Built: 1999
LINC #: 0027891688
Legal Plan: 9921483

Area: Red Deer
Nearest Town: Red Deer
Community: Downtown Red Deer DN
Postal Code: T4N 7A9
Condo Type: Conventional
Possession: 15/Negotiable

Land Use:
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Adult Living
New Hm:
Tax Amt/Yr: \$3,594/2019
Local Imp Amt:
HOA: No
Condo Fee: 675/Monthly

Beautiful open third level end unit boasts windows in three directions for tons of natural light, in the popular Sierra Grande 55+ Condominiums in downtown Red Deer. Spacious air conditioned one bedroom plus den unit, contains a gorgeous en-suite including a jet tub, and a huge master walk-in closet. This is one of the largest units in the building with a very nice open concept with gas fireplace in the living room and spacious kitchen/dining area.

Amenities included are indoor pool, exercise room, games room, wood shop, car wash bay, party/banquet room, guest rooms for overnight stay. This Condo has everything you need and is one of the largest units in the Building in a great location. Located close to shopping, doctors, pharmacy, curling rink, arena, Golden Circle, parks and walking trails! This unit is a must to see!

Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, Rms, Abv, F/H, Baths. Includes sub-sections for Level, Main, Upper, Above Grade, Lower, Below Grade, Total A.G.

Property Information

Basement: -
Suite:
Construction: Brick
Foundation:
Exterior: Asphalt Shingles, Brick, Stucco, Vinyl
Roof Type: Asphalt Shingles
Front Exp: North
Parking: 1/Stall, Single Indoor, Underground
Features: Air Conditioning-Central, Balcony, Deck, Handicap Access, No Smoking Home, Sunroom
Site Influences: Corner, Park/Reserve, Public Transportation, See Remarks, Shopping Nearby
Goods Included: Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All
Goods Excluded:
HOA Fee Incl:

Condo Information

Condo Name: Z-name Not Listed
Mgmt Co/Phone: Sierra Grand Condominiums/403-314-0625
Legal Desc: 9921483;41;UF 118
Legal Park Desc:
Legal Stor Desc: ;1
Total Units: 118
Post Tension: No
Condo Fee: \$675/Monthly
Fee Included: Caretaker, Exterior Maintenance, Heat, Internet Services, Landscape and Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contributions, TV, Water/Sewer
Amenities: Air Conditioning-Central, Exercise Room, Fitness Facilities, Full Air Conditioned, Handicap Access, Internet, Party Room, Pool-Indoor, Storage, Workshop
Restrictions: Adult Living
Condo Type: Conventional
Prk Plan Type: Assigned
Park Stall #: 317
Storage Type: Assigned, Balcony, Separate from Unit
Locker #:
Floor #: 3/Other
End Unit: Yes
Unit Exposure: NW
Balcony: Yes
In-Suite Laundry: Yes
Reg Size: /
Reg Size Includes:

Agent & Office Information

List Firm: CIR REALTY
Ownership: Private
Exclusion/SRR: No/No

List Date: 04/03/2020

Printed: 04/04/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).