

# \$264,900 - 102, 3501 49 Avenue, Red Deer

MLS® #A2237570

## \$264,900

2 Bedroom, 2.00 Bathroom, 1,055 sqft

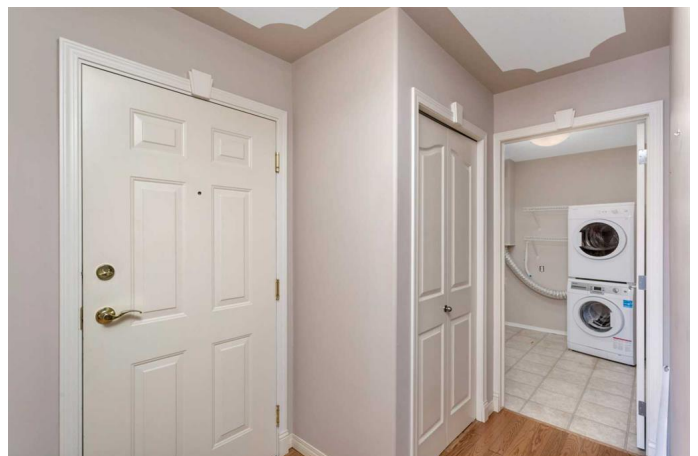
Residential on 0.00 Acres

South Hill, Red Deer, Alberta

Beautiful 2 bedroom, 2 bathroom condo with Immediate Possession! Located on the main floor in an adult oriented building, this unit has had some nice upgrades over the years. Lots of oak cabinets in the kitchen with ample counter space & a handy corner pantry for additional storage. Breakfast bar counter has room for seating & opens to a large dining & living area, with bay window, gas fireplace and garden door to outside patio. Oak hardwood spans the entire condo with the exception of bathrooms & Silhouette blinds adorn the windows, letting in brightness while keeping you private. The Primary bedroom is a good size, with 2 large windows, a ceiling fan and ensuite with oversized shower & walk through closet. 2nd bedroom has large window & good closet space as well. The 4 piece bathroom has a linen closet & the spacious laundry room has stackable washer & dryer & room for additional storage or a small freezer. The outside patio is covered, with gas outlet for bbq & a secure storage locker. There is a/c, built in vac, 1 heated underground parking stall with cage storage and an additional assigned outside stall complete with power plug in. Lots of visitor parking, close to bus stop, shopping, restaurants, parks & walking paths directly to Kin Canyon Park!

Built in 2003

## Essential Information



MLS® #	A2237570
Price	\$264,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 3501 49 Avenue
Subdivision	South Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3W3

### Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Plug-In, Stall, Underground, Guest, Outside
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s)
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

Basement	None
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## Exterior

Exterior Features	BBQ gas line, Storage
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Roof	Shingle
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Construction	Stucco
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## Additional Information

Date Listed	July 7th, 2025
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Days on Market	11
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Zoning	R3
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## Listing Details

Listing Office	RE/MAX real estate central alberta
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