

# \$264,900 - 205, 3501 49 Avenue, Red Deer

MLS® #A2225353

## \$264,900

1 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.02 Acres

South Hill, Red Deer, Alberta

Canyon Park offers a great South Hill location! This one bedroom plus den/flexroom is nicely located close to shopping, parks, and all amenities! The bright layout includes a separate laundry and storage area, large kitchen with ample cabinet and counter space plus a corner pantry. There is a large main bedroom and 4pce bath, the front living room has a gas fireplace, A/C, and direct access to the balcony with gas outlet for the BBQ and outside storage room. There is a bright front dining area that could be used as an office or second bedroom if required! Assigned, heated, underground parking with storage takes care of your vehicle's needs, and there is an assigned/powered outdoor parking space as well. The building is quiet and clean, and well maintained with a large social room for events plus an exercise room, all of this steps away from the walking/bike paths and Kin Canyon Park!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2225353  |
| Price          | \$264,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 886       |
| Acres          | 0.02      |



|            |                   |
|------------|-------------------|
| Year Built | 2003              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 205, 3501 49 Avenue |
| Subdivision | South Hill          |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 3W3             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Assigned, Garage Door Opener, Secured, Stall, Underground                                  |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Elevator, French Door, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Boiler, Fireplace(s), Hot Water, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Tile  |
| # of Stories      | 3   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage     |
| Roof              | Shingle                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 17 |
| Zoning         | R2 |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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