

# \$274,900 - 306, 3501 49 Avenue, Red Deer

MLS® #A2206682

## \$274,900

2 Bedroom, 2.00 Bathroom, 1,045 sqft  
Residential on 0.02 Acres

South Hill, Red Deer, Alberta

Top floor corner unit in a 55+ adult building with heated underground parking. This well cared for home has 2 good sized bedrooms. The primary has a 3 pce ensuite with a 48" shower and a walk in closet. There is another 4 pce bath. The kitchen has oak cabinets with crown mouldings, full tile backsplash and a walk in pantry. The eating area has a bayed area and adjoins the living room that features a gas fireplace & lots of windows- very bright and cheery. There is a garden door out to a nice sized deck with a separate storage area. In suite laundry and utility room, AC and also comes with 1 outside assigned parking stall and 1 heated underground stall with storage in front. There is a workshop, social room with a kitchen and an exercise area. Great location close to parks, transit and walking trails.

Built in 2003

### Essential Information

MLS® #	A2206682
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	0.02
Year Built	2003
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 3501 49 Avenue
Subdivision	South Hill
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3W3

### **Amenities**

Amenities	Parking, Fitness Center, Recreation Facilities
Parking Spaces	2
Parking	Assigned, Off Street, Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Oak, Tile
# of Stories	4

### **Exterior**

Exterior Features	Other, Storage
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	5
Zoning	R2

### **Listing Details**

Listing Office

Century 21 Maximum

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