

# \$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

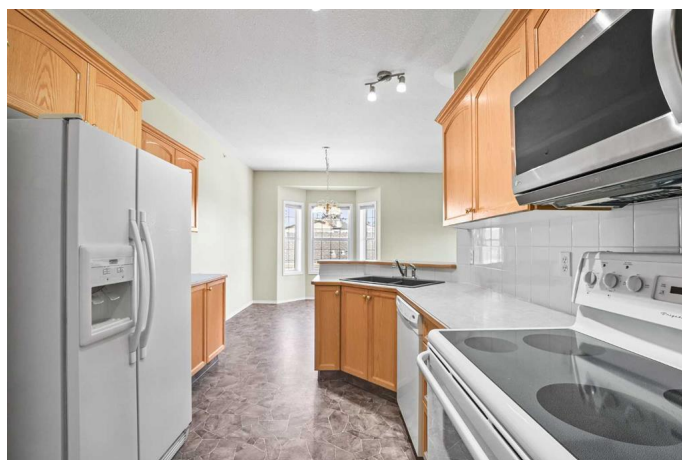
South Hill, Red Deer, Alberta

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	8
Zoning	R2

### **Listing Details**

Listing Office

Century 21 Maximum

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.