

# \$254,900 - 205, 3501 49 Avenue, Red Deer

MLS® #A2225353

## \$254,900

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	\$254,900
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
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Days on Market	36
Zoning	R2

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
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