

# \$199,900 - 303, 4901 46 Street, Red Deer

MLS® #A2216397

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.03 Acres

Downtown Red Deer, Red Deer, Alberta

EXPERIENCE comfort and convenience in this upgraded 3rd-floor condo, ideally located in central Red Deer. Featuring an open-concept layout, the spacious kitchen offers granite countertops, a tiled backsplash, a large island, corner pantry, and ample cabinetry—perfect for cooking and entertaining. The bright living room is filled with natural light and opens onto a private balcony, ideal for relaxing or BBQing in the sunshine. The primary bedroom includes a walk-in closet and a 4-piece ensuite bathroom. A second bedroom, additional 3-piece bath, and in-suite laundry with a stacked washer and dryer complete the unit. Enjoy 1 heated underground parking stall and the convenience of two elevators in the building. This pet-friendly property (with board approval: 1 dog or 2 cats allowed) offers executive-style living above a professional office complex—an excellent fit for young professionals or retirees who want to be close to Red Deer's downtown amenities. Additional highlights include laminate flooring, stainless steel appliances (fridge, stove, built-in dishwasher), and modern finishes throughout. Don't miss this opportunity to own a well-appointed home in a prime location!

Built in 2011

## Essential Information

MLS® #

A2216397



|                |                   |
|----------------|-------------------|
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,109             |
| Acres          | 0.03              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303, 4901 46 Street |
| Subdivision | Downtown Red Deer   |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4N 1N2             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Elevator(s), Parking    |
| Parking Spaces | 1                       |
| Parking        | Off Street, Underground |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer Stacked |
| Heating           | Boiler                                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 116           |
| Zoning         | C1            |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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