

311, 3730 50 Avenue  
Red Deer, Alberta

MLS # A2275075

**\$249,900**



<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Storage		

**Inclusions:** n/a

Welcome to this updated top-floor condo in Red Deer's South Hill neighbourhood, offering approximately 865 sq ft of functional living space. This 2-bedroom, 1-bath unit combines modern finishes with an exceptionally convenient central location. Situated immediately off Gaetz Avenue and just two blocks from the Red Deer Regional Hospital, the property offers quick access to downtown, shopping, restaurants, public transit, and trail systems—well suited for professionals, healthcare workers, or investors. The interior features luxury vinyl plank flooring, contemporary paint tones, finished baseboards, and updated lighting. The open-concept kitchen includes quartz countertops, upgraded cabinetry, tile accents, an eating bar, and stainless steel appliances, flowing into the living room with an electric fireplace and access to the balcony. Both bedrooms are well sized, and the renovated bathroom includes a fully tiled tub/shower surround, a modern vanity, and updated fixtures. Additional features include in-unit laundry, elevator access, secure entry, and a titled underground parking stall. Condo fees cover heat, water, and common area maintenance.