

**219, 80A Kelloway Crescent**  
**Red Deer, Alberta**

**MLS # A2275111**



**\$130,000**

<b>Division:</b>	Kentwood East		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	604 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC(16)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to Monarch Place, a charming condominium complex in northeast Red Deer. This very affordable one-bedroom, one-bathroom condo is an excellent opportunity for first-time buyers or anyone looking to simplify without sacrificing space. The unit features a generously sized bedroom and a four-piece bathroom, providing both functionality and comfort. The spacious open-concept living area is filled with natural light, creating a warm and inviting atmosphere. The living room flows seamlessly onto a private balcony—perfect for enjoying your morning coffee or relaxing at the end of the day. The well-equipped kitchen offers ample cabinetry and counter space, making meal preparation easy and efficient. Monarch Place is professionally managed, offering peace of mind and low-maintenance living. Condo fees include heat, water, sewer, garbage removal, snow and grounds maintenance, and contributions to the reserve fund. Residents also enjoy access to a party room, ideal for entertaining or social gatherings. Located in a prime northeast Red Deer location, this condo puts everyday conveniences right at your doorstep. Shops, restaurants, and scenic walking trails are just steps away, making it easy to enjoy an active and connected lifestyle. This is a fantastic opportunity to own a comfortable, well-located home at an exceptional price point.