

**319, 80A Kelloway Crescent**  
**Red Deer, Alberta**

**MLS # A2275112**



**\$135,000**

<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>	Paved		

<b>Heating:</b>	Baseboard, Hot Water	<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		

**Inclusions:** N/A

Welcome to Monarch Place, a well-maintained condominium complex in the heart of northeast Red Deer. This, top-floor one-bedroom, one-bathroom condo offers comfortable living with the added bonus of no noisy upstairs neighbors. The unit features a spacious, open-concept living area filled with natural light, creating a warm and inviting atmosphere. The living room flows seamlessly onto a private balcony&mdash;perfect for enjoying your morning coffee or unwinding after a long day. The well-equipped kitchen offers ample cabinetry and generous counter space, making meal preparation both practical and enjoyable. The bedroom is a good size with plenty of room for your furnishings, while the four-piece bathroom is clean and functional. This professionally managed building provides excellent value, with condo fees that include heat, water, sewer, garbage removal, snow removal, grounds maintenance, and reserve fund contributions. Residents also have access to a party room, ideal for hosting gatherings and special occasions. This condo is a fantastic opportunity in a desirable location and offers unbeatable convenience with shops, restaurants, and walking trails all just steps away!