

**702, 4719 33 Street**  
**Red Deer, Alberta**

**MLS # A2275933**



**\$149,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | South Hill                |               |                   |
| <b>Type:</b>     | Residential/Five Plus     |               |                   |
| <b>Style:</b>    | 2 Storey                  |               |                   |
| <b>Size:</b>     | 1,105 sq.ft.              | <b>Age:</b>   | 1962 (64 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                 |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat  | <b>Condo Fee:</b> | \$ 473 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-H    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** Fridge, Stove, -Electric, Washer, Dryer, Blinds, ( All Sold As Is)

Welcome to this affordable 3-bedroom, 1-bath townhouse condo nestled in the established South Hill community of Red Deer, a solid investment opportunity or affordable entry into the real estate market. Featuring a well-proportioned layout with a functional living space, this property offers comfortable everyday living and strong rental potential with a tenant willing to stay. Inside, you'll find an inviting living room, eat-in kitchen, and three bedrooms, perfect for tenant appeal or owner occupancy. The full bathroom completes the upstairs layout. With easy maintenance and a practical floor plan, this unit is ideal for first-time buyers or investors. Steps from your front door, enjoy everyday convenience with shopping, services, restaurants and amenities nearby, including the expansive Bower Place Shopping Centre just minutes away, offering over 110 retailers and services to meet daily needs. Downtown Red Deer is also within quick reach for dining, entertainment, and community attractions. Wikipedia Nature lovers and outdoor enthusiasts will appreciate proximity to green spaces and parks while still being moments from transit options and major routes for commuting throughout Central Alberta. Whether you're growing your investment portfolio or entering the market with long-term rental income, this property walks the perfect line between convenience and value with the added advantage of an existing tenant in place. Don't miss out on an excellent opportunity awaits in a vibrant Red Deer neighbourhood!