

**13, 7 Stanton Street**  
**Red Deer, Alberta**

**MLS # A2227546**



**\$149,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Sunnybrook            |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Townhouse             |               |                   |
| <b>Size:</b>     | 922 sq.ft.            | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre             |               |                   |
| <b>Lot Feat:</b> | Landscaped            |               |                   |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 542 |
| <b>Basement:</b>   | None              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame        | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Other             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)    |                   |        |

**Inclusions:** na

Welcome to a sunny sanctuary in the heart of Sunnybrook! Nestled in a serene, mature neighborhood, this delightful condo offers the perfect blend of comfort, convenience, and charm. Whether you're an outdoor enthusiast or someone seeking a peaceful abode, this property has something special for you. Situated close to walking trails, bike paths, parks, schools, and shopping, this home is a gateway to both nature and urban conveniences. Enjoy leisurely strolls among the verdant landscapes or take advantage of nearby facilities for everyday needs. The area caters to diverse lifestyles, blending tranquility with accessibility. Step into a cheerful living space where natural light streams through large windows, creating an uplifting ambiance. The open and cozy floor plan is designed for both relaxation and practicality, making it ideal for comfortable living. • Primary Bedroom: Includes a spacious walk-in closet to meet all your storage needs. Enjoy the convenience of an in-suite laundry setup, enhancing the ease of daily routines. Start your mornings with a cup of coffee as you soak in the early sunlight on the East-facing balcony. Space for all your belongings, with options for both interior and exterior storage. Exciting updates are on the horizon for this complex! Beginning in August 2025, renovations will refresh the exterior, giving the community a brand-new look. This upcoming enhancement is sure to add value and aesthetic appeal. Pets are welcome, subject to board approval, With a long-term tenant of 10 years showing interest in staying, this property also presents an excellent opportunity for investors seeking stable rental income.