# \$139,900 - 13, 7 Stanton Street, Red Deer

MLS® #A2227546

### \$139,900

2 Bedroom, 1.00 Bathroom, 922 sqft Residential on 0.08 Acres

Sunnybrook, Red Deer, Alberta

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.

#### Built in 1974

#### **Essential Information**

MLS® # A2227546 Price \$139,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 922

Acres 0.08 Year Built 1974

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 13, 7 Stanton Street

Subdivision Sunnybrook
City Red Deer
County Red Deer
Province Alberta
Postal Code T4N 0B9

#### **Amenities**

Amenities Storage

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Stacked

Heating Baseboard, Boiler

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Other

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 63 Zoning R3

## **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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