



**GRASSROOTS**  
REALTY GROUP

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904, 4719 33 Street  
Red Deer, Alberta

MLS # A2218161



**\$150,000**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Side by Side, Townhouse		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 359
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** None

Tenant occupied 2 Storey Townhouse Condo unit in great location easy quick access to the College or to jobs at Casino, Bower mall etc . This unit has had a number of upgrades in the past years . All vinyl double pane windows, Eat in Kitchen gets the Morning sunshine through the large windows , painted cupboards , decent counter top space , glass tile back splash ,and STAINLESS STEEL FRIDGE, STOVE AND DISHWASHER round out the kitchen area . From the Entrance down a hallway way to a large irregular shaped Bright Living room with upgraded Vinyl plank flooring , big window , entrance door plus screen door that leads to semi-private back yard area . Upstairs there are two large bedrooms , closet organizers in the closets, ceiling fans, the One bedroom has door to the south facing semi-private Balcony . 4pce bathroom has ceramic floor tile , ceramic tile tub surround , upgraded vanity and toilet . The full basement has a Nice Washer and dryer , HIGH Efficient FURNACE, HWT about 15 yrs old, open portion could be a theatre room , gym area etc. Buildings are well managed and have had many exterior improvements .