

1-833-477-6687 aloha@grassrootsrealty.ca

471 Townsend Street Red Deer, Alberta

MLS # A2233137



\$687,000

Division: **Timberlands North** Type: Residential/House Style: 2 Storey Size: 1,731 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Alley Access, Double Garage Detached, Garage Faces Front, Heated Garage Lot Size: 0.10 Acre Lot Feat: Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular

Heating: Water: **Public** Central, In Floor, Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate Public Sewer Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Vinyl Siding, Wood Frame R₁C Foundation: **Utilities:** Electricity Connected, Natural Gas Connected, Garbay **Poured Concrete** Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) Inclusions: SUITE - additional washer, dryer stackable, stove, refrigerator, dishwasher

Welcome to your dream property—a fabulous lifestyle Carriage home that effortlessly blends modern comfort with a separate residence! This property is thoughtfully designed to cater to both family living and smart potential investing. A unique opportunity to invest in both luxurious living and intelligent financial planning. Comprising of an additional full-sized 1-bedroom residence situated above a spacious, detached double car garage, which backs onto a paved alley! Suitable for multigenerational families, small businesses, or rental purposes. Step inside the primary residence from the welcoming front covered porch and discover a bright, open-concept main floor. The living, dining, and kitchen areas flow seamlessly together, creating an inviting space for everyday living. At the heart of the home, a generously sized quartz island anchors the kitchen— ideal for meal prep, casual dining, and entertaining guests. Upstairs, discover three spacious bedrooms, including the master suite, complete with a private 5-piece ensuite, ensuring a peaceful retreat at the end of the day. A well-appointed main bathroom complements the additional 2 bedrooms for family and visitors. The separate charming one-bedroom unit features its own kitchen and living room. It is currently leased. This independent space offers an ideal opportunity to generate rental income or serve as a perfect setting for a small business. Whether you're looking to expand your investment portfolio or create an older children's separate living arrangement, the possibilities are endless with this well-designed unit. The property includes a detached double garage(would make an awesome man cave!), a single attached garage, and a paved parking pad, offering ample off-street parking. Situated in a great neighborhood, you are just steps away from shopping, schools, parks, and recreational facilities.

