



GRASSROOTS
REALTY GROUP

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**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 (11 yrs old)
Beds:	4	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:	Central, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
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.

Enjoy the convenience of urban living while residing in a quiet, welcoming area. Don't miss the chance to experience this remarkable and unique property that combines elegance, flexibility, and location advantages.