



**GRASSROOTS**  
REALTY GROUP

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

**471 Townsend Street  
Red Deer, Alberta**

**MLS # A2233137**



**\$719,900**

<b>Division:</b>	Timberlands North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	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, Partially Finished

**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 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.