



**GRASSROOTS**  
REALTY GROUP

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1604, 3907 39 Street  
Red Deer, Alberta

MLS # A2235422



**\$249,000**

Division:	Morrisroe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,141 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/A

Don't let this chance slip away to acquire a one-of-a-kind property ideal for a growing family or for enhancing your investment portfolio. This end unit townhome showcases stunning original hardwood floors in the living room and a modern kitchen equipped with newer cabinets, flooring, and generous counter and cupboard space. Upstairs, you'll discover four spacious bedrooms along with a complete four-piece bathroom. The lower level features a large flex room, currently utilized as a bedroom, which includes a proper egress window for safety. Over the years, this home has seen numerous upgrades, such as a new furnace, hot water tank, electrical panel, and roofing. Additionally, the property boasts a vast, south-facing backyard that is fully fenced and includes a ground-level deck, perfect for outdoor enjoyment. You won't find another property at this price that offers such value. Conveniently situated near arenas, pubs, and schools, this home is a must-see!