



**GRASSROOTS**  
REALTY GROUP

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1426, 31 Jamieson Avenue  
Red Deer, Alberta

MLS # A2235704



**\$215,000**

Division:	Johnstone Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 212
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave, Washer, Dryer, All window coverings, Shelves in living room

Welcome to this beautifully maintained second-floor condo located in a highly desirable complex, perfect for families and professionals alike. This is one of the larger units available and is ideally situated in a quiet, family-friendly development that features a private park for small children and is conveniently close to local schools. Step inside to discover soaring vaulted ceilings and large windows that flood the open-concept living space with natural light. The kitchen is both stylish and functional, featuring stainless steel appliances, a central island with a breakfast bar, and ample cabinetry. The spacious living room offers plenty of room for relaxing or entertaining, all complemented by a tasteful and modern colour throughout the home. This unit includes two generously sized bedrooms, a full 4-piece bathroom, and the convenience of in-suite laundry with your own washer and dryer. Additional highlights include two assigned parking stalls located directly in front of the entrance for ultimate ease.