



GRASSROOTS
REALTY GROUP

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39, 5935 63 Street
Red Deer, Alberta

MLS # A2236083



\$225,000

Division:	Highland Green Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,099 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: existing window coverings

Beautifully RENOVATED 3 bedroom 1.5 bath unit at Hilltop Estates! The main floor features the kitchen, dining, large living room, and 1/2 bath. The upstairs features 3 bedrooms, and a 4 piece bathroom. Primary bedroom is spacious with plenty of closet space and ceiling fan. The basement is a large rec room and the laundry /furnace room has great storage space. Hot water tank is newer. One parking stall right in front of the townhouse with additional parking directly across the street. Well managed condo association with healthy reserve fund. Close to schools, rec centre, library, and transit. Immediate possession available.