



**GRASSROOTS**  
REALTY GROUP

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19, 7124 Gray Drive  
Red Deer, Alberta

MLS # A2237106



**\$229,900**

Division:	Glendale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,078 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: shed x2

The perfect blend of comfort & style! Featuring a smart & spacious layout with modern laminate flooring, a bright dining area, delightful upscale kitchen, charming 2 pc bath & a cozy living room. Upstairs you'll discover a fabulous primary bedroom with ample closet space, 2 more sizable bedrooms & a spectacular upgraded 4 pc bathroom! The basement provides a 4th bedroom, family room & an office/rec area. Enjoy your morning coffees & evening BBQ's on the awesome west facing sun deck! The backyard has a full vinyl fence & 2 storage sheds. Low condo fees of \$300.96 include 2 designated parking stalls, exterior maintenance & insurance, lawn care, snow removal, reserve fund, professional management & bonus: water, sewer, & trash! All appliances included, brand new washer & dryer, stove purchased in Nov. Up to 3 pets allowed with board approval, dogs must be no taller than 16" at the shoulder. Now is the time to move in & take advantage of low maintenance living at its finest!