



**GRASSROOTS**  
REALTY GROUP

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**22 Ellis Close  
Red Deer, Alberta**

**MLS # A2237579**



**\$270,000**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-M
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Hoodfan, Microwave, Washer & Dryer, all blinds and window Coverings, 2 Sheds, one garage remote, all shelving in Garage (as is)

Located at the end of a quiet cul-de-sac in the mature, welcoming neighborhood of Eastview Estates, this charming bungalow townhome offers 2-bedrooms, 1-bath and an open floor plan. Inside, you'll love the spacious living room, large laundry area, and stylish updates including new quartz countertops. Outside, enjoy the fully fenced yard with two sheds, a covered deck, and extra parking in the back. The home also offers an attached single car garage for added convenience. Close to shopping, parks, and walking trails, this well-maintained home offers both comfort and location. Updates and extras found in the home; A new controller in the garage, quartz countertops, updated shower head and wand in main bathroom, there is also a cover tarp to close in the deck in winter months that will stay.