



GRASSROOTS
REALTY GROUP

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**51, 2821 Botterill Crescent
Red Deer, Alberta**

MLS # A2241007



\$329,900

Division:	Bower		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	881 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Dishwasher, Fridge, Stove, Refrigerator, Stove, Washer/Dryer, Water Softner, Microwave Hood fan, Reverse Osmosis (under sink) Blinds

Welcome to Horizon Village, a well-managed 50+ adult community offering low-maintenance living in a quiet, friendly setting close to all amenities. This well-kept bungalow is ideally located near Bower Mall and backs onto a beautiful green space, providing a peaceful view and added privacy. The home has seen several important updates, including the full replacement of Poly B plumbing, a new hot water tank in 2019, and updated patio doors, living room window, and bedroom window in 2023. The upstairs was freshly painted in 2025, and the interior doors were tastefully repurposed in 2024. Main floor laundry adds to the convenience of this functional floor plan. The condo association takes care of lawn maintenance and snow removal, making year-round upkeep effortless. Condo fees also include water, sewer, garbage/recycling, professional management, reserve fund contributions, and full maintenance of all common areas. Residents enjoy access to the community clubhouse for social gatherings and events. Pets are allowed with restrictions. Whether you're downsizing or simply seeking a more relaxed lifestyle, this home offers comfort, convenience, and a welcoming community atmosphere in the heart of Red Deer.