



GRASSROOTS
REALTY GROUP

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**37 Ellenwood Drive
Red Deer, Alberta**

MLS # A2241698



\$299,900

Division:	Eastview Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Stove, fridge, bi dishwasher, microwave, washer/dryer, window coverings

Move-in ready and no condo fees! This fully finished end-unit townhouse offers 3 bedrooms plus a den, 3 bathrooms, and a well-designed layout ideal for first-time buyers or savvy investors. The spacious living room features a cozy wood-burning fireplace and a charming bay window—perfect for your plant collection. The functional kitchen includes a full tile backsplash, ample counter space, and comes complete with four appliances. You'll also appreciate the convenience of main floor laundry and a 2-piece powder room. Step out the back door to enjoy a newer, south-facing pressure-treated deck surrounded by mature cherry and apple trees—offering both privacy and charm. A two-stall parking pad is included. Upstairs, you'll find a generous primary bedroom with double closets, two well-sized additional bedrooms, and a 4-piece bathroom. The finished basement includes a comfortable family room, a den, a 3-piece bathroom, and a dedicated mechanical/storage room. Ideally located close to schools, transit, playgrounds, and with quick access to all amenities. Immediate possession available!