



**GRASSROOTS**  
REALTY GROUP

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**128, 54 Bell Street  
Red Deer, Alberta**

**MLS # A2241799**



**\$175,000**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Guest, Off Street, On Street, Paved, Plug-In, RV		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

IF YOU'RE LOOKING for something CLEAN, FUNCTIONAL, and MOVE IN READY but don't want to give up a sense of comfort or space, YOU'RE GOING TO LIKE THIS ONE! Welcome to Unit 128 in Bell Manor, a GROUND LEVEL TOWNHOME tucked into the HEART OF BOWER. One of Red Deer's most WALKABLE and CONVENIENT NEIGHBOURHOODS. THIS is the kind of PROPERTY that quietly CHECKS all THE BOXES. With TWO BEDROOMS, FRESH LAMINATE flooring, and TWO BALCONIES (yes, two!), this home gives you a PRACTICAL LAYOUT that just works. UNLIKE a typical APARTMENT style condo, this is a stacked townhouse design. Meaning YOU GET separation between rooms, MORE PRIVACY, and a LAYOUT that actually MAKES SENSE. No stairs. No age restrictions. And not over the top of the to do list when you move in. The BUILDING itself has had a SOLID REFRESH with new SIDING, updated PAINT, and well managed UPKEEP from a condo board that cares.