



**GRASSROOTS**  
REALTY GROUP

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**60 Mcblane Close  
Red Deer, Alberta**

**MLS # A2242220**



**\$294,900**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows

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

**Inclusions:** NA

Renovated, three-bedroom townhouse with NO CONDO FEES!! This move-in-ready property features a large living room with a front picture window. Eat-in kitchen boasts bright, white cabinets and updated backsplash. Two-piece bathroom off the kitchen. Upstairs, you will find three bedrooms and a four-piece bath. Two car parking pad in the back and bonus street parking in the front. Upgrades include: Vinyl windows, newer roof, both bathrooms updated, newer flooring throughout and a new back step. This long-term rental property would be perfect to add to your revenue portfolio. Spacious bedrooms would work nicely for any family. Affordable housing for college students. The possibilities go on and on. This total package is priced to sell for under \$300,000!