



**GRASSROOTS**  
REALTY GROUP

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**33, 20 Jacobs Close  
Red Deer, Alberta**

**MLS # A2244883**



**\$189,900**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Guest, Plug-In, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Rem		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER		

TOP FLOOR CORNER UNIT ~ 2 BEDROOMS, 1 BATHROOM ~ COVERED WEST FACING BALCONY ~ Open concept main floor layout complemented by large west facing windows that fill the space with natural light ~ The Kitchen offers a functional layout with plenty of light stained cabinets, ample counter space, full tile backsplash and a raised eating bar ~ Easily host gatherings in the dining room ~ The living room is a generous size and features sliding patio doors to the covered west facing deck with no neighbours behind ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and is conveniently located next to the 4 piece bathroom ~ Second bedroom has two closets (one walk in closet) ~ Newer front load laundry pair ~ Ample storage throughout ~ 1 powered parking stall just outside the front door plus ample guest parking ~ Located close to parks, playgrounds, multiple schools, rec centre's, excellent shopping & dining, and highway access.