



GRASSROOTS
REALTY GROUP

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**582, 100 Jordan Parkway
Red Deer, Alberta**

MLS # A2245368



\$225,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Johnstone Crossing | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,288 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Outside, Parking Pad | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|-------------------------------|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 270 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers | | |

Inclusions: n/a

Charming Move-In Ready Townhome in Johnstone Park! Welcome to Unit 582-100 Jordan Parkway, a beautifully updated townhome in the heart of Red Deer's desirable Johnstone Park community. Whether you are a first-time buyer looking for the perfect place to call home or an investor seeking a solid opportunity, this property has it all! Step inside and be welcomed by a bright and inviting interior featuring brand-new vinyl plank flooring on the main floor. The spacious entryway leads into a thoughtfully designed living space. A functional kitchen that is equipped with all the essentials—fridge, stove, and dishwasher. The convenience continues with in-unit laundry, complete with washer and dryer. What truly sets this home apart is its prime location within the complex, offering direct access to a large green space on the south side and a park to the east. Enjoy the perfect balance of peaceful surroundings and urban convenience. Nearby, you will find parks, skating rinks and top-rated schools, making it an excellent choice for families. Commuters will love the easy access to Taylor Drive, Highway 11A and Highway 2, as well as the proximity to Edgar Industrial Park. Plus, just minutes away is Golden West Crossing, where you will find gas stations, restaurants, and other everyday essentials. Well priced for a 3-bedroom townhome, this place is a fantastic opportunity in a thriving community. Do not miss your chance to own this gem! Cute patio at the back of the unit (requested to fix it by board). Updates include: Furnace original, was just serviced, all plumbing checked, toilets were checked and re-installed as well, the hoses were replaced, with some new plumbing: shower head and kitchen sink tap, new floors on main and bathroom, new knobs in the kitchen, some newer blinds, carpet was shampooed by professional company. Condo Fees Include: * Two

Assigned Parking Stalls (right out front!) * Professional Management * Reserve Fund Contributions *Landscaping & Snow Removal * Trash.