



**GRASSROOTS**  
REALTY GROUP

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**32 Ellenwood Drive  
Red Deer, Alberta**

**MLS # A2247611**



**\$314,900**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** stove, fridge, bi dishwasher, blinds & curtain rods, washer/dryer, garden shed, 2 shelves in ensuite

Move-in ready and no condo fees! This updated fully finished 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 is cozy with a charming bay window&mdash;perfect for your plant collection. Low maintenance laminate flooring throughout the main floor. The functional kitchen has newer modern white cabinets, ample counter space, comes complete with appliances and an island eating bar for even more storage. 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, north-facing pressure-treated deck , firepit area and garden shed. A two-stall parking pad is included. Upstairs, you&rsquo;ll find a generous primary bedroom with a large closet & best of all a rare 4 pce ensuite. Two well-sized bedrooms, and a 5-piece bathroom with dbl sinks. The finished basement includes a comfortable family room, a den, and a dedicated mechanical/storage room, Poly B has been replaced and all windows have been replaced except front. Ideally located close to schools, transit, playgrounds, and with quick access to all amenities. Quick possession is available!