



GRASSROOTS
REALTY GROUP

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**55 Elwell Close
Red Deer, Alberta**

MLS # A2248170



\$324,900

Division:	Eastview Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Paved, Plug-In		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: Central Vacuum System (as is), Shed

Updated, end unit townhouse with NO CONDO FEES! You will love the attention to detail this home owner has taken into consideration. Fully finished four bedroom plus three bathroom unit with all the major updates taken care of. New roof – will be completed this month! Almost all windows are now vinyl. Fresh, new landscaping makes for low maintenance. All Poly B plumbing has been replaced. New hot water tank. Kitchen cabinets have been upgraded. Main floor laundry. So many features you don't find in your run of the mill townhouse. End unit means only one attached neighbor! Backyard is your own private garden sanctuary. The living room has a gorgeous wood-burning fireplace – perfect for those chilly evenings. Parking is no problem here – the back alley is PAVED and features two spaces with an electrical outlet. This townhouse is the complete package located in a quiet close…not a busy street! DO NOT hesitate on this one.