



**GRASSROOTS**  
REALTY GROUP

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**C2, 35 Nash Street  
Red Deer, Alberta**

**MLS # A2248557**



**\$207,000**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Curtains

Open House Sunday, September 7th from 2:00 p.m. - 4:00 p.m. Located in a quiet complex where neighbours really get to know one another is this freshly renovated townhome. You'll appreciate the brand new kitchen, mostly brand new appliances, all new flooring, all new paint, new light fixtures and updated bathroom. Excellent family friendly floor plan with 3 bedrooms on the upper level. The main floor has great natural light with the large living room window. Kids and pets are welcome with the fenced backyard. Privacy and shade are yours with the large trees. Excellent location with walkability to parks, playgrounds and shopping. Easy care condo lifestyle at an affordable 324.53/month. If you're seeking a move in ready home at a great price this may be just the property for you!