



GRASSROOTS
REALTY GROUP

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501, 4719 33 Street
Red Deer, Alberta

MLS # A2249900



\$189,000

Division:	South Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	925 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Lot, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Call Seller Directly

Click brochure link for more details** Steps to Kin Canyon! Fully Developed 3-Bed Townhome. This bright and spacious 3-bedroom, 2-bathroom townhome offers the perfect blend of comfort and convenience. Located just a 2-minute walk from beautiful Kin Canyon Park and close to scenic trails, shopping malls, restaurants, walk-in clinics, professional services and 5-minute drive to Red Deer Polytechnic. Facing the quiet interior courtyard, you'll enjoy a sunny, south-facing sitting area , ideal for morning coffee or evening relaxation. Inside, the main floor features an updated kitchen and a spacious living room perfect for both everyday living and entertaining. Upstairs, you'll find three bedrooms and a full 4-piece bathroom. The fully developed basement adds even more living space with a large family room, a 3-piece bathroom, and a laundry/utility area. Additional highlights include two dedicated parking stalls and a desirable location within a friendly community.