



GRASSROOTS
REALTY GROUP

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**176 Metcalf Avenue
Red Deer, Alberta**

MLS # A2250961



\$269,900

Division:	Morrisroe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Step into homeownership with this bright and inviting 3-bedroom, 2-bath townhouse with no Cond fees, perfectly located near parks and shopping. Upstairs features three generous bedrooms, including the primary bedroom, and a full 4-piece bathroom. On the main level, enjoy a welcoming living room, spacious kitchen with stainless steel appliances, and convenient main-floor laundry. Step outside to a custom rustic-style back deck—perfect for BBQs, relaxing, or entertaining friends. There is plenty of space off the deck in the fenced yard for outdoor activities. Downstairs, the partially finished basement includes a cozy family room, a bonus flex space great for a home office or gym), and is roughed in for an additional bathroom. The home also is roughed in for central vac.