



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

402, 4719 33 Street  
Red Deer, Alberta

MLS # A2255077

**\$155,000**



Division:	South Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 421
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	No Smoking Home		

**Inclusions:** Fridge, Stove, Hood Fan, Microwave, Washer, Dryer

Enjoy this Carefree Living Townhouse with NEW Laminate Flooring(2024) on the Main and Upper Floors. Large south window that floods natural light throughout the main floor space. A compact yet functional design offers ample cupboards and still space for a dining table. Two Large bedrooms and one features a SUNNY SOUTH FACING BALCONY overlooking a green space. Great for relaxing after a long day or the perfect spot to enjoy your morning coffee to begin your day. Price includes all appliances even the washer and dryer. Fantastic location just a 1/2 block from Kin Canyon and the city bike and walking trails. Walking distance to Bower Mall, Red Deer College, and all of Red Deer's finest amenities. Recent Upgrades to the building include windows, siding, doors, and some sidewalks have also been replaced. Don't miss this perfect home for someone looking for carefree living with no snow to shovel or grass to mow. Other Upgrades Include a New Furnace and Bathroom Renovation in 2024. Hot water Tank is @ 5 years old. Move In Ready and Quick Possession Possession Available.