



**GRASSROOTS**  
REALTY GROUP

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**508 Terrace Park  
Red Deer, Alberta**

**MLS # A2255764**



**\$239,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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Investor Alert - No Condo Fee - Ideal for First-Time buyers or Investors! This beautiful 2 Storey unit is fully finished. It offers 3 bedrooms upstairs and 2 other rooms in the basement. Main floor offers a bright and large living room, kitchen, and dining area. Upstairs, you will find three bedrooms, and a 4-piece bathroom. The basement is finished, and it adds extra space and can potentially a fourth bedroom, it also has a two-piece bath in the basement. The home is located close to shopping, parks, schools and walking trails. Current tenancy starts Sep for 3 months. \$1200/month, and tenants pay utility.