



GRASSROOTS
REALTY GROUP

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**501, 100 Jordan Parkway
Red Deer, Alberta**

MLS # A2257354



\$230,000

Division:	Johnstone Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Window Coverings
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Attention Investors! Renovated 3 Bed, 2 Bath Townhouse in Johnstone Grand Estates Opportunity knocks with this beautifully updated 3-bedroom, 2-bathroom townhouse located in the highly desirable Johnstone Grand Estates. This home has been recently renovated and is move-in ready, featuring new doors and trim, luxury vinyl plank flooring, and a fresh coat of paint throughout, offering a clean and modern look. The main floor laundry adds everyday convenience, while the open-concept layout makes the space feel bright and welcoming. Backing directly onto green space and the popular Johnstone Toboggan Hill, this unit offers privacy and year-round outdoor enjoyment. Plus, Johnstone Park and Playground are located just across the street—making this a perfect family-friendly location. Currently tenanted on a one-year lease, this is an ideal turn-key investment opportunity with reliable rental income already in place. Additional highlights: Whether you're looking to expand your rental portfolio or purchase your first investment property, this well-located and updated townhouse checks all the boxes. Don't miss out!