

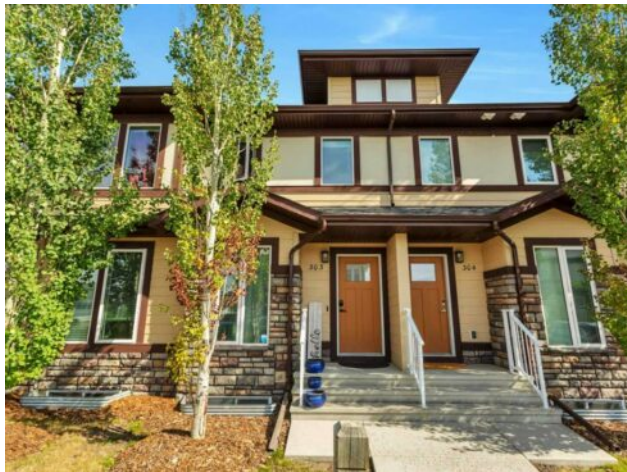


GRASSROOTS
REALTY GROUP

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**303, 339 Viscount Drive
Red Deer, Alberta**

MLS # A2259380



\$309,900

Division:	Vanier East		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Guest, On Street, Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 276
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, stove, dishwasher-built in, microwave-built in, washer, dryer, window coverings, kitchen island & 2 chairs

Affordable & well maintained, this 2 storey townhouse has a great layout & prime location in Southeast Red Deer! Bright open concept is enhanced by fresh paint and wide plank laminate flooring. White cabinets in the kitchen complement full tile backsplash, dark countertops & beautiful stainless steel appliances. There is a window over the sink, a closet pantry and the center island & 2 chairs are included! Garden door leads to East facing backyard with vinyl fence and pristine lawn and the deck has room for a bbq. Upstairs there are 2 bedrooms, both bright & large with big windows, and the primary has a walk through closet to a 4 piece bathroom with cheater door. Basement is open for development or perfect as is for all the storage you need. There are 2 assigned parking stalls, ample visitor parking and maintenance free living with snow removal and lawn care included in low condo fee! Walking/biking paths are easily accessible and there are playgrounds and parks close by. A beautiful community to call home!