



GRASSROOTS
REALTY GROUP

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125, 33 Donlevy Avenue
Red Deer, Alberta

MLS # A2259573



\$265,000

Division:	Davenport		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings

Welcome to this BRIGHT and IMMACULATE 2-bedroom, 1.5-bath starter home, ideally situated in a safe and highly desirable neighbourhood. This residence is in impeccable condition and offers outstanding value for first-time buyers, investors, or those looking to downsize. The main floor boasts a spacious living room highlighted by a cozy gas fireplace, along with a well-sized kitchen featuring a corner pantry and an open layout to the dining area. Brand-new vinyl plank flooring extends throughout the main level, adding a fresh and modern touch. Upstairs, you'll find two generously sized bedrooms, including a primary suite with an oversized closet. Both bedrooms have been freshly painted and are complemented by a full bathroom. The fully developed basement extends the living space with a versatile family/recreation room, ample storage, and a dedicated laundry area. Outdoors, the beautifully landscaped backyard provides the perfect setting for relaxation, while two dedicated parking spaces ensure convenience. Located in a well-managed condominium complex, this home is just steps from parks, shopping, schools, transit, recreational facilities, and scenic walking and biking paths. Don't miss this fantastic opportunity to enter today's competitive market with a move-in ready home in a highly sought-after location.