



GRASSROOTS
REALTY GROUP

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**G4, 35 Nash Street
Red Deer, Alberta**

MLS # A2259887



\$199,000

Division:	Normandeau		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	940 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

AFFORDABLE LIVING!! This 3 Bedroom, 1-Bath townhouse is in a quiet complex that backs onto a park and green space. The main level includes a spacious living room, functional galley style kitchen with separate eating/dining area and good sized rear entry. Upstairs you have 3 GOOD sized bedrooms and a full 4-piece bathroom. The basement is partially developed and could be an extra sitting room / hangout space and includes a separate area with utilities and laundry. Outside the SOUTH Facing large deck fills the backyard making it low maintenance and enjoyable with large trees behind, and a park and green space adjacent. There is enough room to park 2 vehicles in the back and the yard is fully fenced. This is a great opportunity for Investors or First time buyers looking for an affordable living option in Red Deer. Enjoy low maintenance living with condo fees covering all grounds/common area maintenance, professional management, insurance, parking, and reserve fund contributions. Pets are allowed with restrictions and board approval. Ready for possession the first of November.