



GRASSROOTS
REALTY GROUP

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45, 33 Donlevy Avenue
Red Deer, Alberta

MLS # A2262441



\$289,900

Division:	Davenport		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	840 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	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 Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Vacuum/Attachments

Located in a very desirable area, this end-unit townhome offers comfort, convenience, and plenty of natural light throughout. The open main floor features a bright living area and a well-appointed kitchen with maple cabinets, while the dining room includes a convenient side entrance to the fenced backyard, which also offers parking for three vehicles. The second level you'll find a spacious primary bedroom with a large walk-in closet, a second bedroom, and a 4-piece bathroom. The lower level features a large family room with a cozy gas fireplace and an abundance of natural light. The basement includes a laundry/utility room, another 4-piece bathroom, and an extra-large bedroom—perfect for guests or a home office. This home has been freshly painted in neutral colors and includes several recent updates such as new vinyl plank flooring, a new back door, a new hot water tank, a new upstairs shower, and a new refrigerator. Enjoy the south-facing backyard, perfect for soaking up the sunshine. This is a low-maintenance property, with snow removal and lawn mowing included in the condo fees. Condo fees are 327.37 per month and include professional management, reserve fund contributions, snow removal, and trash services. Additional features include assigned parking, visitor parking, and zoning that allows for a garage in the back. Pets are allowed with restrictions, making this home an ideal choice for anyone seeking easy living in a great location.