



GRASSROOTS
REALTY GROUP

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18, 1 Fir Street
Red Deer, Alberta

MLS # A2265721



\$189,900

Division:	Fairview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,072 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Basement Shelving Unit

Just minutes from the esteemed Red Deer Golf and Country Club & the Bower Ponds trail system; connecting you to Heritage Ranch and Capstone, this townhouse offers a highly walkable lifestyle surrounded by nature and amenities! This 2-storey home features 2 bedrooms, 1.5 bathrooms, and a fenced yard perfect for pets and summer BBQs. The 2 piece bathroom, located off the front entry has been updated to Pinterest worthy status with fresh paint, new mirror, new light fixture, & shelving. A U-shaped kitchen is practical with a cozy dining space with a new fridge this year, while the living room features laminate flooring and stylish open cutouts that keep the space bright and connected. Step out the back door to your updated deck with new boards. There is a water tap conveniently located at the back and the front of the house, to water the grass and/or plants; this is something that not every unit has in this complex. Upstairs, you'll find two bedrooms, with the spacious 14x13 primary suite, along with a 4-piece bathroom. The unfinished basement is ready for your personal touch and currently houses laundry, a sink, and an updated furnace and water heater in 2020. There is one assigned parking stall and it's right in front of the unit. Whether you're a first-time buyer or looking to expand your investment portfolio, this property is a fantastic opportunity in a great location! Furnace ducts and the dryer vent were just professionally cleaned for your peace of mind.