



GRASSROOTS
REALTY GROUP

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83 Elwell Close
Red Deer, Alberta

MLS # A2266734



\$295,000

Division:	Eastview Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings, Shed

Welcome to 83 Elwell Close, a charming and affordable townhouse (no condo fees!) located on a cul-de-sac in a family-friendly neighborhood. Offering 1,232 sq ft of living space, this home features 3 bedrooms and 1.5 bathrooms, perfectly designed for comfortable everyday living. The main floor boasts a bright and inviting south-facing front yard that floods the living area with natural light through a bay window, creating a warm and welcoming space to relax or entertain. The kitchen and dining area flow seamlessly to the back deck, perfect for summer BBQs and outdoor gatherings. You'll love the main floor laundry conveniently situated near the back door for easy access. Upstairs, you'll find three spacious bedrooms and a full bath, offering plenty of room for family or guests. The undeveloped basement is a blank canvas, ready for your creativity, envision a cozy rec room or home office to suit your lifestyle. Recent updates include the removal of Poly B plumbing and a furnace that's approximately 9 years old, giving peace of mind to the next homeowner. Outside, enjoy the yard complete with a storage shed, and appreciate being just minutes from schools, shopping, parks, and playgrounds. Whether you're a first-time home buyer or looking to downsize without giving up space or style, this delightful townhouse offers a wonderful blend of comfort, convenience, and potential.