



GRASSROOTS
REALTY GROUP

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202, 4719 33 Street
Red Deer, Alberta

MLS # A2271317



\$159,999

Division:	South Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,003 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Tar/Gravel
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 470
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: curtain rods

Welcome to this bright and inviting 3 bedroom, 1 bath townhouse located just steps away from Kin Canyon. Perfectly situated for nature lovers and outdoor enthusiasts, this home offers comfort, convenience and excellent value. The main floor features a spacious living room, a dedicated dining area, and a functional kitchen - all designed for easy everyday living and entertaining. Upstairs, you'll find a large master bedroom plus two more nicely sized bedrooms and a 4-piece bathroom. Off of the one bedroom you will find access to the north facing balcony. The basement offers even more versatility with a partially finished rec room, ideal for a home gym, playroom or cozy media space. There is also a laundry room and ample storage. Whether you're a first time homebuyer looking for an affordable entry into the market or an investor seeking a reliable revenue property, this townhouse is a solid opportunity in a great location. Don't miss your chance to make this wonderful home yours.