



**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 (64 yrs old)

**Beds:** 3 **Baths:** 1

**Garage:** Assigned, Off Street

**Lot Size:** -

**Lot Feat:** Landscaped

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 470

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Laminate Counters

**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.