



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**502, 4719 33 Street  
Red Deer, Alberta**

**MLS # A2272558**



**\$159,900**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Floor Furnace, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Tar/Gravel

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 421

**LLD:** -

**Zoning:** R-H

**Utilities:** -

**Inclusions:** Fridge, Stove, Hoof Fan, Washer, Dryer, Window Coverings

This Affordable Townhouse is in excellent condition and is the Perfect Starter Home or Investment Property!!! Newly Painted and very well cared for! Kitchen with Stainless Steel Appliances, 2 large bedrooms and lots of storage! The location cannot be beat with close proximity to Red Deer Polytechnic, Kin Canyon Park, Bike Paths, Shopping and Restaurants! The Condo Association is very Strong - making this the perfect Investment or Starter Home or Home for the University Kids!!! With a down payment of \$7,995 the mortgage payments would be approximately \$800/month!!! Low Condo Fee's and Maintenance free lifestyle!