



GRASSROOTS
REALTY GROUP

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**30, Kanten Close Close
Red Deer, Alberta**

MLS # A2272680



\$285,000

Division:	Kentwood East		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,194 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Outside, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: as is where is no warranty

Affordable, Fully Finished Townhouse with NO CONDO FEES — Incredible Potential! Welcome to this fully developed townhouse offering exceptional value for first-time buyers, young families, or investors. With 4 bedrooms, 3 bathrooms, off-street parking, and a fenced yard, this property provides the space and layout many are looking for at a budget-friendly price. The home features a fantastic floorplan: • Upper Level – One spacious primary bedroom, two additional bedrooms, and a full 4-piece bathroom.plus walk in closet. • Main Floor – Bright kitchen with island seating, ample cabinetry and a cozy living room. A convenient 2-piece bathroom and storage/closet completes this level. • Lower Level – a large bedroom/living area with its own 3-piece bathroom — ideal for extended family, teenagers, or a private guest space. Step from the kitchen onto your back deck and into the fully fenced yard, complete with rear off-street parking. The covered front veranda adds charming curb appeal and a welcoming first impression not mentioning the mature cedars. Please Note: The home is currently not in the same showhome-ready condition as before and does require some updates and TLC. With a bit of work, it has fantastic potential to be restored to its beautiful, tastefully finished state. It has been priced accordingly to reflect the work required — an excellent opportunity for buyers willing to add sweat equity or investors seeking a project. A solid property with great bones, spacious layout, and no condo fees — simply bring your vision and transform it into something amazing! Sold as is where is. More pictures and floor plan will be loaded in about 2 days.