



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1216, 31 Jamieson Avenue  
Red Deer, Alberta

MLS # A2281280



**\$219,900**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 212
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** n/a

Skip the stairs and step into convenience&mdash;this ground-level 2-bedroom condo in Johnstone Landing makes everyday living easy. Located in the desirable Johnstone Park, this bright and functional unit offers a smart layout with two comfortable bedrooms and a full four-piece bathroom. The open-concept living space provides a welcoming area to relax or entertain, with the large window bringing in plenty of natural light. One of the standout features is the ground-floor access &mdash; ideal for easy move-ins, pet owners or anyone looking for stair-free living. The unit also includes two dedicated parking stalls, a rare and valuable bonus for condo living. Highly convenient and lifestyle-friendly, you're just steps from nearby parks and playgrounds, minutes from the YMCA, and a short drive to shopping, restaurants, and the Dawe Recreation Centre. With quick access to major routes, getting around the city is effortless. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this condo offers affordable, low-maintenance living in a fantastic Red Deer location.