



GRASSROOTS
REALTY GROUP

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**4, 20 Jacobs Close
Red Deer, Alberta**

MLS # A2283352



\$234,900

Division:	Johnstone Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	807 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Closet Organizers, Electric Fireplace, Tv Mounts x2, Alarm Hardware, Living Room Cabinetry

An elevated take on a condo lifestyle this exceptional ground level unit show cases a designer living straight from the pages of a magazine. Sparkling with cleanliness and filled with natural light this unique open concept unit is tailored to fit all of your needs. A beautiful chef-style kitchen is enhanced with top of the line Whirl Pool appliances (still under warranty), an abundance of cabinet space, large center island with 6 stage Reverse Osmosis System plus plenty of counter space making meal prep a delight. A soothing living space to enjoy is detailed with display cabinets, electric fire place and custom draperies. The intimate dining area also offers patio doors out to your own private West facing patio backing onto a green space where wild life can be seen along with the gorgeous sunsets. A generous size Primary bedroom offers room for Queen size furniture along with a custom illuminated wardrobe closet which is both luxurious and practical. A spa like main bath with a large walk in shower with dual sprayer heads, bidet, large vanity space plus linen storage. Added convenience of in suite laundry with large capacity Electrolux washer and dryer (still under warranty as well). The additional features of this unit include smart home integration, alarm system, motion sense lighting, storage room, brand new triple pane windows and humidity control. Low monthly condo fees which includes the exterior maintenance frees up your time to enjoy other lifestyle activities plus all your utilities excluding power for easy monthly budgeting. One designated parking stall is right outside your door plus plenty of visitor parking is available. The condo also offers a community bike shed plus pets are allowed with restrictions. Seller is also offering to sell the furnishings with the property ideal for someone looking for an investment or someone starting out.

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