



**5 Erickson Drive
Red Deer, Alberta**

MLS # A2288204



\$283,500

Division:	Eastview Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Stove, Fridge, Dishwasher, Washer/Dryer, Curtain Rods, Curtains, Floating Shelves, Microwave Hood Fan

Welcome home to this move-in-ready 3-bedroom, 2-bathroom townhouse located in the sought-after Eastview Estates community, offering the rare and valuable benefit of no condo fees. Enjoy all the advantages of townhouse living without monthly payments, making this an excellent opportunity for first-time buyers, investors, or those looking to downsize while keeping expenses low. The main floor features a welcoming living room filled with natural light and fresh paint, creating the perfect space to unwind. The open dining and kitchen area offers plenty of cabinetry and room to gather, making everyday meals and entertaining effortless. For added convenience, the laundry is located on the main level, just steps from the two-piece bathroom. Step outside to enjoy the nicely maintained yard, complete with a storage shed and private parking. Upstairs as new flooring, a generous primary bedroom including double closets, and two additional well-sized bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. The basement is partially finished and ready for your personal vision, with a bathroom already started, a new hot water tank, and a furnace that has been maintained yearly. Ideally situated near schools, parks, walking trails, and shopping, this home combines comfort, location, and outstanding value. With no condo fees and low-maintenance living, this Eastview Estates townhouse is one you won't want to miss.