



1025, 31 Jamieson Avenue
Red Deer, Alberta

MLS # A2288414



\$215,000

Division:	Johnstone Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	792 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Alley Access, Guest, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS

IMMEDIATE POSSESSION & MOVE IN READY ~ 2 BDRM, 1 BATH TOP FLOOR CORNER UNIT ~ VAULTED CEILINGS ~ COVERED SOUTH WEST FACING BALCONY ~ Recent updates include; Professionally painted throughout, new flooring throughout, brand new HRV system, stainless steel appliances (approx. 3 years old), including a low decibel dishwasher, and high powered exhaust fan with exterior ventilation ~ Open concept main floor layout complimented by soaring vaulted ceilings, vinyl plank flooring, neutral paint and large windows that allow natural light to fill the space ~ The living room is a generous size, features an arched south facing window, and offers garden door access to the covered deck ~ The kitchen offers a functional layout and features plenty of white cabinets with pots and pan drawers; ample counter space including an island with a wrap around eating bar; upgraded stainless steel appliances; window above the sink; and a walk-in corner pantry ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, and has ample closet space ~ 4 piece bathroom with conveniently located stackable laundry ~ Den/Flex space is a generous size ~ Hot water on demand with in floor heating ~ Low condo fees are just \$200.31/month and include; Insurance, grounds maintenance, parking, professional management, reserve fund contributions, and snow removal ~ Pets OK with some restrictions ~ 1 Powered parking stall just outside your door with ample visitor parking (additional powered parking stall available for \$50/month) ~ Great location; walking distance to multiple schools, YMCA, parks, playgrounds, walking trails, and multiple shopping plazas with all amenities ~ Easy access to highway 2.