



**223, 31 Jamieson Avenue  
Red Deer, Alberta**

**MLS # A2288710**



**\$224,900**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

This bright and spacious top-floor condo offers an open-concept layout with vaulted ceilings, making the space feel even larger and more airy. The kitchen is fully equipped with a corner pantry, island, solid maple cabinets, and all appliances. The primary bedroom boasts a walk-in closet, and the second bedroom is generously sized, offering more space than most comparable units. The bathroom features ample countertop space and plenty of room for storage. The stackable washer and dryer are conveniently tucked away in the utility area, which also houses the HVAC system. This unit is equipped with in-floor heating throughout, ensuring comfort all year round. The low condo fee of just \$212/month covers exterior maintenance, landscaping, snow removal, insurance, a reserve fund, and management, offering excellent value for the price. You'll also enjoy the convenience of two assigned parking stalls. This condo truly offers a fantastic combination of space and affordability. Don't miss out on this great opportunity!