



**36, 7124 Gray Drive
Red Deer, Alberta**

MLS # A2289891



\$234,900

Division:	Glendale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,072 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, Extra Flooring & Baseboards

Move-in ready and well-maintained, this bright and modern condo townhouse offers an affordable option for first-time buyers, young families, or investors. The main floor features updated flooring throughout and a natural flow, with a refreshed kitchen that includes updated countertops, backsplash, and a new dishwasher. Extra storage by the back door keeps coats and boots contained, great for busy mornings on the go. The second level offers 3 bedrooms, including a spacious Primary, a great option for keeping young kids close by. There is also a 4-piece bathroom with tub/shower combo. The finished basement provides additional living space with a rec area, fourth bedroom, 3-piece bathroom, and laundry. Updated carpet runs throughout the lower level, making it a comfortable space for guests, a home office, workout area, or kids's play zone. The unit includes 2 assigned parking stalls and a fenced yard, great for pets (which are allowed, with restrictions). Affordable condo fees cover lawn maintenance, snow removal, water, trash, professional management, and reserve fund contributions, helping keep maintenance simple. Conveniently located close to Glendale and Normandeau Schools, parks, everyday amenities, transit routes, and quick access to Taylor Drive—making day-to-day living and commuting easy. If you're looking for an investment that just makes sense, this could be the one you've been waiting for.