



**36 McBlane Close  
Red Deer, Alberta**

**MLS # A2292941**



**\$269,900**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Pantry, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER, AC (AS-IS)

3 BDRM, 2 BATH 2-STOREY TOWNHOME ~ LOCATED IN A QUIET CLOSE IN MORRISROE ~ FULLY FENCED BACKYARD ~ NO CONDO FEES ~ Mature front landscaping welcomes you ~ The living room features a large picture window overlooking the front yard ~ The eat in kitchen offers a functional layout with plenty of white cabinets, ample counter space, window above the sink, wall pantry, space for a dining table plus access to the south east facing deck and backyard ~ 2 piece main floor bathroom ~ The upper level offers a generous size primary bedroom that can easily accommodate a king size bed and multiple pieces of furniture, 2 additional bedrooms and a 4 piece ensuite with an oversized vanity ~ The basement is currently unfinished with room for a family room with plenty of storage space left over ~ Recent updates include; new windows, newer washing machine ~ The backyard is landscaped, has a garden shed and is fully fenced with access to rear parking and the back alley ~ Located close to shopping, Collicut Centre, multiple schools, parks and playgrounds ~