



519, 100 Jordan Parkway  
Red Deer, Alberta

MLS # A2293292



**\$199,999**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Washer/Dryer - all appliances sold 'as is' seller has never used & does not warrant the dishwasher

Great opportunity in Johnstone Grand Estates! This 3 bedroom, 1.5 bathroom two-storey END UNIT townhouse is a great option for first-time buyers or investors looking for an affordable property with low monthly costs & TWO PARKING STALLS in front of the unit! The main floor offers a good sized living room, a functional kitchen and dining area, plus a large laundry room just off the kitchen that could also work well as extra pantry space or storage. Upstairs you'll find three bedrooms, including a primary bedroom with a walk-in closet, along with the main full bathroom. The half bathroom on the main floor adds extra convenience for guests. One of the best features of this home is that it backs onto green space, so you have no neighbours directly behind you. With low condo fees of just \$280/month, this property is a great chance to get into the market or add a solid rental to your portfolio.