



**30 Ellenwood Drive
Red Deer, Alberta**

MLS # A2293781



\$289,900

Division:	Eastview Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Side By Side		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings shed

IMMEDIATE POSSESSION & MOVE IN READY ~ 4 BEDROOM, 3 BATHROOM 2-STOREY TOWNHOME ~ NO CONDO FEES ~ The living room features south facing windows and a cozy gas fireplace with a brick surround and raised hearth ~ The eat-in kitchen offers plenty of dark stained cabinets, ample counter space, full tile backsplash, granite composite sink and tons of space for a dining table and chairs ~ 2 piece bath is located next to the main floor laundry and rear entry with access to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has dual closets ~ 2 additional bedrooms and a 4 piece bathroom with an oversized vanity complete the upper level ~ The fully finished basement was recently developed and offers a family room, 4th bedroom, 3 piece bathroom and space for storage ~ The backyard is fully fenced, landscaped and includes a garden shed ~ Paved alley and parking pad with 2 parking stalls ~ Recent updates include paint, flooring and appliances ~ The seller is aware the roof may require replacement in the near future, and the listing price reflects this ~ Excellent location; steps to transit, parks, playgrounds, walking trails, sports courts and a community hall, easy access to schools, shopping and all other amenities.