



**17 Boyce Street
Red Deer, Alberta**

MLS # A2295025



\$299,900

Division:	Bower		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	747 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Greenbelt, Landscaped		

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

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed, Garage Door Opener & Control

Nestled among mature trees and scenic walking paths this inviting townhouse blends modern updates with a peaceful natural back drop. A thoughtfully renovated interior featuring stylish finishes, a bright and open layout, and a warm welcoming atmosphere. Not your average townhouse, this one is perfect for the discerning buyer seeking a home that reflects their unique personality and style. The fully renovated kitchen is a true show case offering all new cabinets with sliding pull outs, new counters, stunning decorative tile back splash which compliments the new flooring, plenty of storage drawers, deep stainless steel sink with new faucet, and all upgraded matching white appliances. A sun filled dining area is a pleasure to host family luncheons or an intimate evening dinner. The open living area is nicely blended to not only offer a media space ideal for streaming your favorite series but also a nice conversation section perfect for a social coffee or curling up with your favorite novel. The back addition is tremendous for someone wanting an art studio with plenty of natural light or for remote worker needing an office at home. Adorable two piece bathroom with chic wall paper, floating vanity with wide sink basin and playful gold accents. The lower level offers a spacious Primary bedroom which will stay cool and comfortable in the summer. An updated four piece bath with newer tub surround, fixtures and counter top. The flex space can be used as another family room or games area that flows right into the large back bedroom. Head outside to find a large south facing patio area which is also covered from the elements. An amazing and very customized flower garden which has been lovingly detailed and designed by the seller who is happy to share all that is there. A personal she shed which is an ideal retreat where the outside world feels a little quieter. Inside is a mix of calm

and creativity plus it is even wired for power. The single detached garage has a brand new metal door just installed plus there is additional parking along the back. End unit so the added benefit of no additional neighbor plus unit also sides along large green belt so extra space between houses. The ideal location with immediate access to the City Trail System, large shopping center plus numerous other amenities right in the area.