



1011, 31 Jamieson Avenue
Red Deer, Alberta

MLS # A2295030



\$214,900

Division:	Johnstone Crossing		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	814 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Curtains, Rods, Floating Shelves, TV Mount

Step into effortless style with this beautifully designed 2 bedroom ground level condo, where chic meets boho charm. Thoughtfully curated with warm textures, soft tones and artistic flair this home offers a space that feels both relaxed and refined. Whether your a first time buyer or even a downsizer wanting a seasonal home this condo can deliver a blend of comfort and lifestyle. Every detail has been intentionally considered for those who appreciate design. A soothing color pallet flows through the entire unit which is also complimented by the soft grey laminate flooring throughout. A front conversation room welcomes you and opens seamlessly to the rest of the floor plan, creating a bright connected space perfect for both relaxing and entertaining. All areas of the kitchen have been improved on which includes newer counter top, refaced kitchen cabinets, appliances, lighting, fixtures as well as floating display shelving. The deep corner pantry is ideal for extra food storage as well as counter top appliances. A well rounded dining space is perfect for family and friends to stop in and enjoy a meal together. Two bedroom design each offers a great amount of closet space plus the guest room boasts sliding door access out to the exclusive patio area ideal for small bbq or cafe style furniture. The in suite laundry has been updated with a newer stacker model flat face washer/dryer as well some additional storage shelving has been added. An updated main bath is complimented with design features to the lighting and all fixtures. The Rinnai On Demand hot water system was replaced just a couple years ago and just recently the owners had the system serviced for its scheduled maintenance. There is a small green space between the neighboring buildings which allows a little more easement between occupants plus this unit comes with two parking stalls right out your front door. Low

monthly condo fees which cover exterior maintenance costs free up more of your own personal time to enjoy and appreciate. Complex is nicely located close to neighborhood shopping and amenities, plus offers great access to major highways in both directions.