



**40 Alberts Close  
Red Deer, Alberta**

**MLS # A2295806**



**\$370,000**

<b>Division:</b>	Anders South		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-M
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, microwave, dishwasher, blinds, washer and dryer. garage door control and opener, 2 window air conditioners, 2 window fans.

**TURNKEY AND GREAT LOCATION** .Built in 2004 this townhouse is vacant and ready for immediate possession. Open concept with a very pleasing color palette. The kitchen has loads of cupboards, a eating bar above the bar a pot hanger. The living room has a lovely gas fireplace. There is a 2 piece with the laundry. Upstairs are 2 primary bedrooms with separate ensuites and double closets. There is NO carpet in this home. Roughed in for infloor heat in the basement and garage. All appliances stay, the washer and dryer are only 2 years old. The garage is insulated and drywalled. The HWT was new in 2020. Many other upgrades over the years. There are 2 window air conditioners in the basement which will stay.