



**37, 33 Donlevy Avenue
Red Deer, Alberta**

MLS # A2295885



\$264,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Davenport | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,313 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 320 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Basement Freezer, Window Coverings

Welcome to this meticulously maintained, like-new two-storey townhome located in a quiet southeast complex. This desirable layout features an open-concept main floor highlighted by a cozy corner gas fireplace, a convenient half bath, and new LED lighting throughout, creating a bright and inviting space. Upstairs offers two spacious bedrooms plus a versatile flex space, along with a large main bathroom. The primary bedroom is exceptionally sized, complete with a beautiful bay window and double closets. The basement is undeveloped and ready for your vision, ideal for storage or future development including a bedroom, bathroom, and family room. Newer appliances are included, along with a small freezer in the basement for added convenience. Enjoy your own private backyard with low-maintenance vinyl fencing, plus space for two vehicles in the rear parking area. There is also an abundance of visitor parking conveniently located nearby. As part of a well-managed condo association, exterior maintenance is taken care of for you, including snow removal and yard maintenance, offering a true low-maintenance lifestyle. Situated in an established, well-run community, this home offers comfort, functionality, and ease of living.