



**4070, 2660 22 Street
Red Deer, Alberta**

MLS # A2300675



\$365,000

Division:	Lancaster Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,680 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 510
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Garage Door Open Opener and 1 remote

Experience comfort, style and low-maintenance living in this executive end-unit townhouse. The bright, open-concept main floor features a modern kitchen with a large oversized island, granite countertops, built-in oven and stovetop and pantry. Open concept kitchen, dining room and living room creating a welcoming and functional space. A cozy electric fireplace adds warmth and character, plus a convenient 2-piece bathroom completes the main level. Upstairs you will find three spacious bedrooms, including a primary suite with a walk-in closet and ensuite featuring dual sinks, a soaker tub and a separate shower. A full 4-piece bathroom serves the additional bedrooms. The partially finished basement provides extra living space with a family room and a versatile rec area, ideal for relaxing, working out or hobbies. Outside - enjoy a fenced yard, heated double detached garage and the convenience of a paved back alley for easy access. Residents of this well-maintained complex enjoy outstanding amenities, including a fully equipped gym, landscaped courtyard, theatre room, commercial kitchen for hosting events, underground car wash, and secure bicycle storage. Pet-friendly with board approval; 2 cats or 1 small dog (14" high at shoulder). Amazing location close to parks, schools, shopping, dining, and recreation, offering an ideal blend of lifestyle and convenience. This property is truly a one of a kind! Photos have been virtually staged to showcase the property's potential.