



**GRASSROOTS**  
REALTY GROUP

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**568, 100 Jordan Parkway  
Red Deer, Alberta**

**MLS # A2301793**



**\$215,000**

<b>Division:</b>	Johnstone Crossing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Outside, Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	None	<b>LLD:</b>	31-38-27-W4
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Charming END UNIT townhouse in Johnstone Park! Welcome to Unit 568, 100 Jordan Parkway, a townhome in the heart of Red Deer's desirable Johnstone Park community. Whether you are a first-time buyer looking for the perfect place to call home or an investor seeking a solid opportunity, this property has it all! Step inside to a bright and inviting interior. The spacious entryway leads into a thoughtfully designed open concept living space. A functional kitchen is equipped with all the essentials: fridge, stove, and dishwasher. The convenience continues with in-unit laundry, complete with washer and dryer. If you stack the washer and dryer - you will have great pantry and storage! Tastefully updated townhouse offering a fresh, modern feel throughout. The unit has been fully repainted from its original colour, creating a bright and inviting atmosphere. All flooring has been upgraded to durable vinyl plank&mdash;completely carpet-free for easy maintenance and a clean, contemporary look. Several interior doors have been replaced with new white doors, enhancing the overall aesthetic. This well-maintained unit shows nicely and is move-in ready. What truly sets this home apart is its prime location within the complex, offering access to a large green space on the south side and a park to the east. Enjoy the perfect balance of peaceful surroundings and urban convenience. Nearby, you will find parks, skating rinks and top-rated schools, making it an excellent choice for families. Commuters will love the easy access to Taylor Drive, Highway 11A and Highway 2, as well as the proximity to Edgar Industrial Park. Plus, Golden West Crossing is just minutes away, offering gas stations, restaurants and other everyday essentials. Well priced for a 3-bedroom townhome, this place is a fantastic opportunity in a thriving community. Do not miss your chance to own this gem!

Cute patio at the back of the unit. Updates include Furnace is original, was just serviced, all plumbing checked, toilets were checked and re-installed with new seal and caulking, some new plumbing, shower head was replaced. Condo Fees Include: Two Assigned Parking Stalls - right out front! Unfortunately we did not obtain permission for inside photos , but we are working on it.