



**11 Erickson Drive  
Red Deer, Alberta**

**MLS # A2301977**



**\$299,900**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Cedar Shake
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

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

**Inclusions:** Fridge, Stove, Dishwasher, microhood, Washer, Dryer, all window coverings, shed

An end-unit townhouse with the space you need, updates already done, and no condo fees. This 3-bedroom, 1.5-bathroom home offers a bright and functional main floor, with a spacious living room, an updated kitchen, a convenient half bath, and a welcoming foyer with two storage closets to help keep things organized day-to-day. Neutral paint colours throughout keep everything feeling clean, cohesive, and easy to make your own. Upstairs, you'll find three comfortable bedrooms, including a primary with double closets, along with a full 4-piece bathroom. It's a layout that works—whether you're starting out, working from home, or planning ahead. The lower level adds even more flexibility with a rec room and plenty of storage space—room to spread out without feeling crowded. Outside, the fully fenced yard offers privacy and space to enjoy, complete with a covered pergola, storage shed, and off-street parking for two vehicles with back lane access. Set in Eastview Estates, you're close to schools, parks, and everyday amenities—making daily routines simple and convenient. If you've been looking for something that feels manageable, updated, and move-in ready, this could be the right step.