



**10 Douglas Avenue
Red Deer, Alberta**

MLS # A2304164



\$314,900

Division:	Deer Park Estates		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-H

Utilities: -

Inclusions: Stove, fridge, bi dishwasher, bi microwave, washer/dryer, garden shed, window coverings

NO CONDO FEES! This 4-bedroom, 2.5-bathroom townhouse is an excellent opportunity for first-time buyers or investors. The main floor features a spacious front living room with a bright east-facing window and durable laminate flooring. The functional kitchen offers an eating area and comes complete with four appliances, plus a convenient 2-piece powder room for guests. Upstairs, you'll find three bedrooms and a full 4-piece bathroom, including a generous primary bedroom with double closets. The fully finished basement adds even more living space with a fourth bedroom featuring a walk-in closet, a 3-piece bathroom, and a versatile family room or workshop area. Step outside to enjoy the fully fenced yard with a cute patio area, garden shed, and a two-stall gravel parking pad. Ideally located close to elementary schools, two high schools, and the Collicutt Centre, this home offers unbeatable convenience for families or as a rental property.