



8, 80 Piper Drive  
Red Deer, Alberta

MLS # A2140623



**\$239,900**

<b>Division:</b>	Pines		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Guest, Plug-In, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Closet Organizers, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE

EXTENSIVELY RENOVATED 3 BED, 2 BATH 2-STOREY CONDO ~ LOCATED IN THE PINES NEXT TO A TREED RESERVE ~ LOW MAINTENANCE LIVING ~ IMMEDIATE POSSESSION AVAILABLE ~ Pride of ownership is evident in this well cared for, renovated condo ~ The living room features a cozy wood burning fireplace with a raised hearth and sliding patio doors that lead to a large covered balcony overlooking mature trees ~ The galley style kitchen offers a functional layout with plenty of white shaker style cabinets, quartz counter tops, full tile backsplash, updated stainless steel appliances and a large walk in pantry ~ Just off the kitchen is the dining room with a large west facing picture window and offers another walk in closet offering additional storage space ~ 2 piece bathroom is located next to the conveniently located main floor laundry closet with built in shelving for linens/storage ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of large furniture, has a large closet with mirrored doors and sliding patio doors leading to the second covered balcony overlooking the trees ~ 2 additional bedrooms (one with dual closets including a walk in closet) and an updated 4 piece bathroom complete the upper level ~ Other recent updates include; recently painted with neutral paint throughout, new vinyl plank flooring, new light fixtures throughout ~ Located in the sought after Pines neighbourhood that offers easy access to Red Deer's extensive trail system and scenic river valley, with schools, parks, transit and shopping all within walking distance ~ 2 powered parking stalls plus additional visitor parking ~ Pets OK with board approval ~ Condo fees are \$409.25/ month and cover all exterior maintenance, insurance, professional management and reserve fund contributions providing you with the flexibility of a low maintenance lifestyle.