



**4020, 2660 22 Street
Red Deer, Alberta**

MLS # A2198889



\$330,000

Division:	Lancaster Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 697
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave. Hood Fan, Garage Door Opener & Controls (2), Central A/C (ALL APPLIANCES AS IS)

Stylish 2 Storey Townhouse W/ A Double HEATED Garage! Maintenance free living with access to the main buildings amenities including a gym and courtyard! The spacious main floor showcases an abundance of natural light and oversized living spaces. The contemporary kitchen features a chef like island perfect for entertaining guests and a huge living room accompanied by a gas fireplace. From the living room you can access the sunny stamped patio and access the 20x23 garage. Fantastic layout with 3 bedrooms on the upper floor including a built-in desk perfect if you're working from home. The primary bedroom is equipped with a nice size walk-in closet and a 5pc en-suite featuring a 2 vanities and a separate soaker tub and tile shower! The primary oasis doesn't end there ~ you can't forget the private balcony! Don't worry about the Summer heat with Central A/C! The basement is undeveloped and offers room for an additional bedroom, bathroom and family room! A new HWT was installed just a few years ago. Condo fees cover your water, garbage and HEAT as well as reserve fund contributions and exterior insurance! Come take a look today!