



**GRASSROOTS**  
REALTY GROUP

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**8, 45 Cosgrove Crescent  
Red Deer, Alberta**

**MLS # A2202019**



**\$159,900**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

3 bed, 1.5 bath townhouse condo situated on the private side of the complex and on the desired East side of Red Deer is ready for immediate possession! Enjoy the benefits of condo living with exterior maintenance taken care of. Brand new carpet was just installed in the bedrooms. Kitchen has a newer fridge and laminate floors throughout it and the living room. The 2 piece bath and 1 bedroom complete the main floor. On the lower level is the 4 piece bathroom, the large primary bedroom, with spacious his & hers closets, another good-sized bedroom with access to the generous crawl space, and the laundry room. There are two assigned parking stalls. The balcony was upgraded by the condo board to new composite boards and vinyl railings. The fee is \$458.23 and covers exterior maintenance, common area maintenance such as snow removal & lawn cutting, reserve fund contributions, water, sewer, garbage. This property is a few minutes walk to the beautiful Michael O'Brien Wetlands, which connects you to the trail system into Michener Hill and to the Gaetz Lake Sanctuary!