



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**563, 100 Jordan Parkway
Red Deer, Alberta**

MLS # A2210144



\$235,000

Division:	Johnstone Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Outside, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: old alarm system not sure if works sold as is

Charming Move-In Ready Townhome in Johnstone Park! Welcome to Unit 563-100 Jordan Parkway, a beautifully updated townhome in the heart of Red Deer's desirable Johnstone Park community. Whether you're a first-time buyer looking for the perfect place to call home or an investor seeking a solid opportunity, this property has it all! Step inside and be greeted by a bright and inviting interior featuring brand-new, vinyl plank flooring on the main floor. The spacious entryway leads into a thoughtfully designed open-concept living space. A functional kitchen is equipped with all the essentials—fridge, stove and dishwasher. The convenience continues with in-unit laundry, complete with washer and dryer. What truly sets this home apart is its prime location within the complex, offering direct access to a large green space on the south side and a park to the east. Enjoy the perfect balance of peaceful surroundings and urban convenience. Nearby, you'll find parks, skating rinks, and top-rated schools, making it an excellent choice for families. Commuters will love the easy access to Taylor Drive, Highway 11A, and Highway 2, as well as the proximity to Edgar Industrial Park. Plus, just minutes away is Golden West Crossing, where you'll find gas stations, restaurants and other everyday essentials. Well priced for a 3-bedroom townhome, this place is a fantastic opportunity in a thriving community. Don't miss your chance to own this gem! Cute patio at the back of the unit. Updates include: Tank is 2016, furnace original, was just serviced, all plumbing checked, toilets were checked and re installed, some new plumbing, shower head was replaced, new floors on main and bathroom. Condo Fees Include: * Two Assigned Parking Stalls (right out front!) * Professional Management * Reserve Fund Contributions *Landscaping & Snow Removal

* Trash.