

72, 2816 Botterill Crescent  
Red Deer, Alberta

MLS # A2117933



## \$289,000

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 585

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

Desirable Adult Living!! PRIME LOCATION!! Two bedrooms up and one down! Main floor laundry and two bathrooms. The bright living room has large windows and looks over the Sunnybrook farm. Living/dining area is open concept with a deck facing southwest. Downstairs you will find a spacious games/recreation room another bathroom and very generous storage area!. The kitchen appliances are new in the last two years (very little use). The hot water tank was new in 2022. Freshly painted in the last year. Single attached garage. This property is walking distance to shopping, trail system and public transit.. Condo fees include exterior building maintenance and maintenance of the grass and snow removal. POLY B HAS BEEN REPLACED!!