

49 Ellenwood Drive  
Red Deer, Alberta

MLS # A2157498



## \$250,000

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Cedar Shake
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, hood fan, washer, dryer, water softener, hood fan.

A two storey end unit townhouse with no condo fees! The front entryway greets you with commercial grade vinyl plank flooring that runs through the main floor. The living room is flooded with natural light through the bayed front window. The kitchen features european style cabinets with stainless steel stove and dishwasher (new in 2021) that adjoins to the eating area that has a bayed window out to the backyard. There is a washer and dryer (included) in the back entryway and a 2 piece bathroom. Upstairs has 3 bedrooms and a 4 piece bathroom that was renovated with vinyl plank flooring, a new tub/shower with jets, new shower head, vanity and quartz countertops (2021). The primary bedroom is king sized with double closets. The unfinished basement is ready for your development. The hot water tank was replaced in 2016, water softener (2016). The upgrades mostly done in 2020 & 2021 include new storm doors front and back, casings, door frames, closet doors, paint and vinyl plank flooring. Located close to parks & shopping. Poly b plumbing getting changed out first week in October.