

40, 33 Jennings Crescent  
Red Deer, Alberta

MLS # A2164601



## \$169,900

<b>Division:</b>	Johnstone Crossing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

A great place to start or a great addition to your revenue portfolio! This cute 1 bedroom, 1 bathroom condo in Johnstone Park is conveniently located close to parks, schools, amenities, and has quick access to highway 2. This ground level corner unit offers a bright and open floor plan, including updated laminate floors in the living room and dining room space. The kitchen offers an island with eating bar, large corner pantry, and lots of cabinet space, while the adjacent eating area has plenty of room to dine with friends and family. The primary bedroom is spacious with lots of room for your king sized bed and dressers, and also has a walk in closet with upgraded organizers. The 4 pce bath is just off the bedroom, and there's in-suite laundry for added convenience. There's a large storage space just off the living room large enough for bikes or whatever else you may need to store. Condo fees of \$364.67/mo cover heat, water, sewer, garbage, exterior maintenance, and professional management, owner pays electricity and tv/internet/phone. Property is currently rented with a great long term tenant who would like to stay, rent is \$1150/mo, otherwise vacant possession can be available with proper notice.