

605, 4719 33 Street
Red Deer, Alberta

MLS # A2165460



\$159,900

Division:	South Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,065 sq.ft.	Age:	1962 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Outside, Parking Lot		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Standard Shaped Lot, Street Li		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage		

Inclusions: n/a

ATTN INVESTORS, FIRST TIME BUYERS & DOWNSIZERS! Amazing opportunity to own this REALLY NICE 3 BEDS, 2 BATHS FULLY FINISHED TOWNHOUSE located in a terrific location only a $\frac{1}{2}$ block from Kin Canyon and the city bike and walking trails. Also within walking distance to Bower Mall, Red Deer College, and all of Red Deer's finest amenities, this townhouse also features a BALCONY facing a really nice GREEN SPACE...great for relaxing after a long day or the perfect spot to enjoy your morning coffee. The main floor offers the KITCHEN/DINNING AREA with plenty of cupboards, the PANTRY ROOM & VERY NICE & BRIGHT LIVING ROOM looking out into the GREEN SPACE! Upstairs you'll find 3 SPACIOUS BEDROOMS, a LINEN CLOSET and a 4 PCS BATH! The FULLY FINISHED BASEMENT Features the LAUNDRY ROOM, MECHANICAL ROOM, 3 PCS BATH & a LARGE FAMILY ROOM! There are also 2 ASSIGNED PARKING STALLS. The building has undergone some renovations a few years ago including NEWER WINDOWS, SIDING, DOORS, and some of the SIDEWALKS have also been replaced. The condo was also freshly painted all throughout, had some NEW FLOORING & a BRAND NEW FURNACE & HOT WATER TANK installed (all work was done about 4 years ago) Perfect property to generate some really good CASH FLOW or to call YOUR HOME... YOUR CHOICE!!