



**22D, 32 Daines Avenue
Red Deer, Alberta**

MLS # A2294972



\$275,000

Division:	Devonshire		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,140 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Guest, Heated Garage, Insulated		
Lot Size:	0.01 Acre		
Lot Feat:	Gazebo, Landscaped, Treed		

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL

IMMEDIATE POSSESSION AVAILABLE ~ 2 BEDROOM, 2 BATH TOP FLOOR CORNER UNIT ~ HEATED ATTACHED GARAGE ~ Covered front entry leads to a welcoming foyer with high ceilings that open to above ~ Open concept main floor layout complemented by large east and south facing windows offers a feeling of spaciousness ~ The u-shaped kitchen offers a functional layout with plenty of white cabinets, ample counter space, full tile backsplash and a walk in corner pantry ~ The dining space can easily accommodate a large family gathering ~ The living room features a gas fireplace with lighted niche above and garden door access to the east facing balcony ~ The spacious primary bedroom can easily accommodate a king bed and furniture, and has walk through closets that leads to a 3 piece ensuite with a walk-in shower and built in shelving for linen storage ~ 4 piece main bath ~ In unit laundry located in it's own room with additional space for storage ~ Single attached garage is insulated and heated ~ Located steps to a large green space, multiple parks and playgrounds, close to schools, Collicut centre and shopping.