



**Unit 3, 1 Fir Street  
Red Deer, Alberta**

**MLS # A2302980**



**\$229,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Gentle Sloping, Lawn, Paved		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity, Electricity Connected
<b>Features:</b>	Vinyl Windows		

**Inclusions:** NONE

Location across the street from BOWER PONDS, this up dated townhouse is ready for a new family. Two bedroom upper level with 4 piece bath, main floor kitchen/dinette and living room with two piece bathroom. Fully developed basement family room and 4 piece bathroom. Parking is off street 1 tandem stall with electric outlet. Close to schools shopping and river trails. Great starter or retirement home in quiet area, easy access to highway 2 and 11, close to downtown.