



GRASSROOTS
REALTY GROUP

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42 Jade Place
Red Deer, Alberta

MLS # A2303535



\$411,900

Division:	Johnstone Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,341 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gazebo		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Tv and Wall mounts, bar Fridge, stand up freezer

Welcome to this exceptionally well maintained 3 bedroom, 4 bathroom half duplex in the desirable community of Johnstone Park. Tucked away on a quiet close with no condo fees, this home offers a great mix of comfort, function, and outdoor living. The bright open concept main floor is filled with natural light and designed for everyday living and entertaining. The kitchen features maple cabinetry, a large island with sink, plenty of counter space, and a corner pantry. The dining area leads directly to a partially covered deck, making it easy to enjoy summer BBQs. The living room is highlighted by oversized windows overlooking the beautifully landscaped backyard. Stay comfortable year round with the added bonus of central air conditioning. Upstairs you will find two spacious bedrooms, each complete with their own 4 piece ensuite and walk in closet. Convenient upper floor laundry adds to the thoughtful layout. The fully finished basement offers even more space with a large family room featuring a wet bar and built in cabinetry, a third bedroom, and an additional 4 piece bathroom. There is also a second laundry setup, with the current lower level laundry room offering excellent flexibility as a craft room, storage space, or additional utility area. Step outside to your own private backyard oasis, fully fenced with a patio and partially covered deck, perfect for relaxing evenings or entertaining guests. The property also includes a single attached garage for added convenience. A move in ready home in a fantastic location, offering space, comfort, and a beautifully maintained outdoor retreat.