



GRASSROOTS
REALTY GROUP

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**31 Kerry Wood Mews
Red Deer, Alberta**

MLS # A2307185



\$244,500

Division:	Riverside Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Guest, Off Street, Parking Pad, Paved, Side By Side, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Back on market. Come view this beautiful 3 bedroom 3 baths, fireplace, 2 parking in mint condition townhouse ? Welcome home to this move-in ready and beautifully refreshed 3-bedroom end-unit townhouse located in a quiet, well maintained complex in desirable Red Deer, Alberta. Just blocks from scenic walking trails and only a 20-minute stroll to Bower Ponds. This location offers the perfect blend of comfort, convenience, and outdoor lifestyle. Recently updated throughout. This move-in-ready home features brand new appliances, fresh paint, and stylish new flooring. The functional main floor layout includes convenient laundry just off the kitchen, a handy two piece powder room, and a warm, inviting living room complete with a cozy corner gas fireplace - perfect for relaxing winter evenings. Upstairs, you will find three generously sized bedrooms and a full 4-piece bathroom. The spacious primary bedroom includes a large walk-in closet, offering excellent storage and comfort. The fully developed lower level adds even more living space with a versatile rec room, an additional 3-piece bathroom, and ample storage space. There is one room that is not completed. Great for a play room workout room, office etc. This room does have a window, but not big enough for a legal bedroom. Outside enjoy both sun and shade with a covered front veranda and a private rear deck, ideal for morning coffee or evening unwinding. Two private parking stalls are conveniently located directly in front of the unit. With immediate possession available and priced \$ 10,000.00 below tax-assessed value, this exceptional property offers outstanding value. This home is one you won't want to miss ! With new build properties in this well established community the value of these home will see a very good return for the investment you make today.

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