



**40, 20 Jacobs Close  
Red Deer, Alberta**

**MLS # A2309756**



**\$203,000**

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot, Standard Shaped Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-H
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry		

**Inclusions:** toaster oven

Upper-floor 2-bedroom condo in the desirable Johnstone Park area. This bright unit offers an open-concept main living space with laminate flooring, a functional kitchen with a pantry, an island with a raised breakfast bar, and sliding patio doors leading to the west-facing balcony. The condo features two good-sized bedrooms, a four-piece bathroom, and convenient in-suite laundry. Additional features include vinyl windows, Hunter Douglas blinds, in-floor heating, and excellent natural lighting. Recent upgrades include a newer fume hood fan, dishwasher (2020), washer and dryer (2025), and microwave (2025). New windows are to be installed in the unit in the next few weeks. One assigned parking stall #40, plus ample street parking. Located in a quiet, well-kept neighbourhood close to parks, walking paths, transit, shopping, restaurants, and north-end amenities. Ideal opportunity for first-time home buyers, downsizers, or investors seeking a low-maintenance property in a strong rental area.