



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2312508**



**\$299,700**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this fully finished multi-level townhouse, ideally located in a quiet spot within the complex. This well-maintained center unit offers a single attached garage with heated floor and foyer, creating a unique entry level that adds to the home's versatile layout, along with 3 bedrooms and 3.5 bathrooms, providing plenty of space and flexibility for families or professionals alike. The main living area features vaulted ceilings and a cozy gas fireplace, creating a bright and inviting space to relax or entertain. The kitchen includes a dining area and pantry, and overlooks the living room, making it perfect for both everyday living and hosting guests. You will also find a 2-piece powder room and laundry room combo on this floor. Upstairs you'll find three comfortable bedrooms, including a primary suite with a private 4-piece ensuite, along with an additional full bathroom to accommodate family. The lower level offers excellent versatility, featuring a spacious family room, a full bathroom, and a closet—making it an ideal teenage retreat, recreation room, games area, or guest space. Step outside to enjoy the southwest-facing deck, perfect for catching afternoon and evening sun. Condo fees include snow removal and landscaping, offering low-maintenance living year-round. Additional highlights include fresh paint, new carpet throughout (except the lower level), and quick possession available. Pets permitted with approval. This move-in-ready home offers comfort, functionality, and convenience—all tucked neatly within a well-managed complex.