



13, 80 Piper Drive
Red Deer, Alberta

MLS # A2316917



\$204,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Pines | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 646 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 3 | Baths: | 1 full / 2 half |
| Garage: | Assigned, Off Street, Paved | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 454 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-H |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, Primary Downstairs, Vinyl Windows | | |

Inclusions: NA

3 BED, 3 BATH 2-STOREY CONDO ~ LOCATED IN THE PINES NEXT TO A TREED RESERVE ~ LOW MAINTENANCE LIVING ~ Pride of ownership is evident in this well cared for condo. The living room features a cozy wood burning fireplace and sliding patio doors that lead to a large covered balcony overlooking mature trees. The galley style kitchen offers a functional layout with lots of cabinets, tile backsplash, newer appliances and a large walk in pantry. Just off the kitchen is the dining room with a large south facing picture window and offers another walk in closet offering additional storage space. 2 piece bathroom is located next to the conveniently located main floor laundry closet with built in shelving for linens/storage. The primary bedroom can easily accommodate a king bed plus multiple pieces of large furniture, has a large double closet and 2 piece ensuite. 2 additional bedrooms and an updated 4 piece bathroom complete the lower level. Located in the sought after Pines neighbourhood that offers easy access to Red Deer's extensive trail system and scenic river valley, with schools, parks, transit and shopping all within walking distance . 2 powered parking stalls plus additional visitor parking. Pets OK with board approval. Condo fees are \$453.70/ month and cover all exterior maintenance, insurance, professional management and reserve fund contributions providing you with the flexibility of a low maintenance lifestyle.