



GRASSROOTS

REALTY GROUP

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**35, 20 jacobs Close
Red Deer, Alberta**

MLS # A2320905



\$189,900

Division:	Johnstone Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	No Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

If you have been looking for an affordable way to get into the Red Deer market, this main-floor end unit in Sun Village II is worth a closer look ~ The end-unit location is a big advantage here. You have your own private entrance on the side of the building, no stairs to deal with, and a ground-level patio right outside your living room. It feels more private than a typical condo, and the layout makes everyday living simple ~ Inside, the home has been freshly painted and offers approximately 874 square feet of practical living space. The kitchen, dining area, and living room are open and connected, giving the home a bright and comfortable feel. The kitchen has plenty of cabinet and counter space, along with an eating bar that works well for quick meals, morning coffee, or a place to sit and catch up at the end of the day ~ The living room has enough space to relax without feeling cramped, and the patio door gives you direct access outside. Because this is a main-floor end unit, you get the convenience of one-level living along with a little extra separation from the other units ~ You also have two bedrooms, a four-piece bathroom, in-suite laundry, several closets for storage, and one assigned parking stall. Condo fees include heat, which helps keep monthly expenses more predictable ~ Located in the Johnstone neighbourhood of Red Deer, close to schools and everyday amenities, this is a solid option for a first-time buyer, downsizer, or investor ~ It is clean, move-in ready, and affordable. More importantly, it gives you a chance to own a place that feels like your own without taking on more home than you need.