



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**111, 60 Jacobs Close
Red Deer, Alberta**

MLS # A2327034



\$189,900

Division:	Johnstone Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed		
Heating:	Baseboard, Boiler, Natural Gas		
Floors:	Vinyl Plank		
Roof:	-		
Basement:	-		
Exterior:	Vinyl Siding		
Foundation:	-		
Water:	Public		
Sewer:	Public Sewer		
Condo Fee:	\$ 405		
LLD:	-		
Zoning:	R-H		
Utilities:	Electricity Connected, Natural Gas Connected		

Features: Open Floorplan, Storage, Vinyl Windows

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, TV WALL MOUNT, ISLAND, FIREPLACE IN LIVING ROOM

RECENTLY UPDATED 2 BEDROOM, 1 BATH CONDO ~ OPEN CONCEPT LAYOUT ~ ADULT (18+) BUILDING ~ MOVE IN READY ~ Open concept main living space complemented by vinyl plank flooring throughout and large east facing windows allowing plenty of natural light ~ Recent updates include paint, flooring, trim, LED lighting, stainless steel appliances and more ~ The L-shaped kitchen offers an abundance of white cabinets, ample counter space, moveable island with an eating bar and extra storage, plus upgraded stainless steel appliances ~ The spacious living and dining room features a cozy electric fireplace and garden door access to the partially covered ground level patio with a private entrance, making it ideal for guests or easy everyday access ~ Both bedrooms are a generous size with ample closet space ~ Spotless 4 piece bathroom ~ Laundry is conveniently located in its own room with built in shelving and additional storage space ~ Pride of ownership is evident throughout and the home has been exceptionally well cared for ~ This well managed adult (18+) building features a secure entrance with intercom system, spacious lobby with mailboxes, beautifully appointed common room with dining space, comfortable seating, floor to ceiling stone gas fireplace and garden door access to a massive sunny deck with built in seating ~ Monthly condo fees are \$404.73 and include heat, water, sewer, exterior insurance, common area and grounds maintenance, professional management, reserve fund contributions, snow removal, trash and recycle ~ One powered parking stall is located just outside the front entrance with plenty of visitor parking available ~ Pets allowed with restrictions ~ Low maintenance living in a desirable Johnstone Park location, close to parks, walking trails, playgrounds, schools, the G.H. Dawe Centre, YMCA, shopping, restaurants and

with easy access around the city.