



**GRASSROOTS**  
REALTY GROUP

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**38, 2821 Botterill Crescent  
Red Deer, Alberta**

**MLS # A2330010**



**\$289,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Bower                           |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 955 sq.ft.                      | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 1                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | -                               |               |                   |
| <b>Lot Feat:</b> | Landscaped                      |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                          | <b>Condo Fee:</b> | \$ 614 |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Siding | <b>Zoning:</b>    | R-M    |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, See Remarks      |                   |        |

**Inclusions:** Stove, Refrigerator, Dishwasher, Washer/Dryer, Window Coverings

Welcome to Horizon Village, a well managed 50+ adult community offering low maintenance living in a quiet friendly setting, close to all amenities. This home has a great open plan. The original plan had 2 bedrooms on the main floor so very easy to change to another bedroom. Main floor laundry adds to the convenience of this functional floor plan. Poly B has been fully replaced. Deck is enclosed so functional for more than just summer. The monthly condo fee includes exterior maintenance, ground maintenance, snow removal, landscaping, club house use, visitor parking, trash & recycling plus cable & internet. There is also a full time maintenance man. Close to Bower Mall, shopping, transit & walking paths. The driveway & sidewalks scheduled to be resurfaced this Fall by the condo association.