



GRASSROOTS
REALTY GROUP

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824, 31 Jamieson Avenue
Red Deer, Alberta

MLS # A2330704



\$209,900

Division:	Johnstone Park		
Type:	Residential/Other		
Style:	Bungalow		
Size:	822 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 201
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: None

This well-maintained 822 sq. ft. 1-bedroom plus den condo is a great option for first-time buyers, downsizers, or investors. With its own private exterior entrance, it offers the convenience of direct access while maintaining the benefits of condo living. Inside, the open-concept layout features high ceilings, brand new laminate flooring, and fresh paint throughout. The kitchen has been updated with a new quartz island countertop and includes a convection range, dishwasher, built-in microwave, and refrigerator. Additional updates include new trim and baseboards, modern light fixture in bedroom, and a recently serviced HRV system. The primary bedroom will have new carpet installed before possession. The den provides flexible space for a home office, nursery, or hobby room. The unit also includes in-suite stacked laundry, a high-efficiency tankless water heater, a ceiling fan, and a private balcony. Condo fees cover common area maintenance, landscaping, snow removal, and reserve fund contributions. The property includes one assigned parking stall, with visitor parking conveniently located nearby. Located close to parks, playgrounds, walking and biking paths, schools, and shopping, this move-in ready condo offers a practical and low-maintenance lifestyle.