



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1302, 4709 33 Street
Red Deer, Alberta

MLS # A2332828



\$215,000

Division:	South Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Environmental Reserve, Few Trees, Garden, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 336
LLD:	-
Zoning:	R-H
Utilities:	-

Inclusions: N/A

This charming two storey townhouse offers of well maintained living space, ideally situated directly across from Kin Canyon. The main floor welcomes you with laminate flooring and fresh paint throughout, along with a bright living room facing Red Deers beautiful Kin Canyon. The kitchen is equipped with a gas stove, stainless steel appliances, and a pantry. Moving to the second floor, you will find three bedrooms alongside a renovated 4 piece bathroom featuring a full tile tub surround. The basement is partially finished, offering flexible space for a TV room, bonus room/flex space, plus additional storage tucked neatly under the stairs. Outside, a private paving stone patio creates an inviting space to relax or entertain. Perfectly positioned just steps from Kin Canyon's trails and park, and within walking distance to Red Deer Polytechnic, Bower Mall and a variety of nearby shops, this move in ready home offers both charm and an unbeatable location.