



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1602, 3907 39 Street
Red Deer, Alberta

MLS # A2333294



\$232,900

Division:	Morrisroe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	1
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Fiberglass	Condo Fee:	\$ 436
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: Garden Shed

Rare opportunity to have 4 bedrooms all on the upper floor! This well maintained Morrisroe townhome has original (quality and character) hardwood floors in all 4 bedrooms and has an updated (approx 4 years ago) main bath. Main level living area and kitchen are spacious and functional. Kitchen has quartz counters and undermount stainless sink. Large dining area, updated cabinetry and bright south windows make meal prep a joy. Giant living room also features original hardwood flooring. The massive south backyard is fully fenced and has a large, newer patio... enjoy the sun, space and lack of neighbors behind. Newer furnace, newer hot water tank, washer, dryer and window coverings all in great shape. This is a move in and enjoy life scenario... don't miss out!