

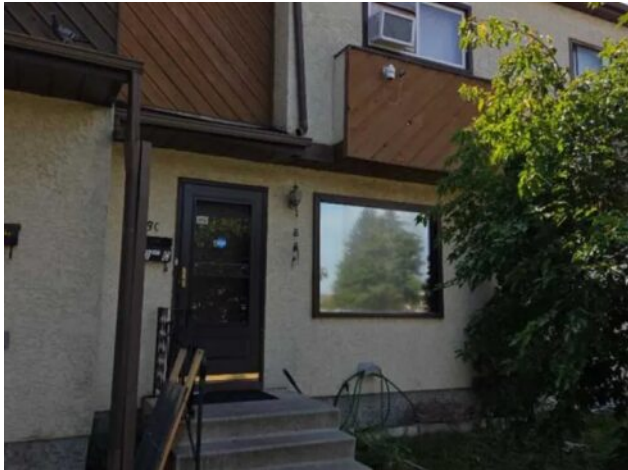


GRASSROOTS
REALTY GROUP

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**C, 3 Grant Street
Red Deer, Alberta**

MLS # A2338360



\$207,000

Division:	Glendale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Fridge, Stove, Window Coverings

Welcome to 3C Grant Street, a practical 2-storey townhome Glendale. Offering 1,076 sq. ft. of functional living space, this property is a solid find for first-time buyers or investors looking for long-term value. The main floor features durable, newer vinyl flooring throughout the main living spaces. A spacious living room centers around a cozy wood-burning fireplace, creating an inviting space to unwind with the kitchen and 2 piece bathroom on this level. Out back, you'll find a 10x10 deck, a fully fenced yard with a 8x10 garden shed, and parking for 2 vehicles. Upstairs, you will find three good-sized bedrooms, all finished with matching vinyl flooring. The primary bedroom offers plenty of room for a complete furniture set. Two additional bedrooms provide versatile space for children, guests, or a home office. A full 4-piece bathroom completes this upper level. The full, unfinished basement includes the washer and dryer, offering plenty of extra storage or space for future development. Best of all, full ownership means no monthly condo fees, keeping your housing costs predictable and manageable.