



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30D, 32 Daines Avenue
Red Deer, Alberta

MLS # A2342620



\$294,900

Division:	Devonshire		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

FABULOUS TOP FLOOR 2 BEDROOM CONDO WITH A FULL PARK VIEW!! This unit is absolutely immaculate, there is a main level 20x12 garage with a foyer and closet that leads to the stairway and the beautifully laid out home. The open concept is bright and airy, with a large contemporary kitchen featuring sleek white cabinetry, a walk-in pantry, and wrap around counter with eating bar! There is plenty of storage and prep area in this perfectly laid out kitchen!! The nicely connected dining space is roomy enough for all of the family to gather during special occasions plus the living room is large and inviting and includes it's own gas fireplace, french door access to the balcony and unobstructed views of the park! There are 2 bedrooms in this thoughtful design, the main bedroom provides ample space for a king bed and has a roomy 3pce ensuite. The main area of the home also offers a full 4pce bath and a large separate laundry room! This lovely unit is every bit as pretty as the pictures, it's bright and open and is the perfect low maintenance lifestyle, close to shopping and amenities and ideal for those ready to downsize and travel! The portable a/c unit stays, condo fees include all utilities except electricity, there is plenty of outside parking nearby, pets are not permitted. And only a couple minute walk to walking and biking trails!