



GRASSROOTS
REALTY GROUP

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101 Baile Close
Red Deer, Alberta

MLS # A2348892

\$294,700

Division:	Bower		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	593 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, On Street, Parking Lot		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Portable Microwave, Stacked Washer & Dryer, Window Coverings, AC, Shed, Portable Shelving in the Shed

Welcome to this beautifully maintained end-unit townhouse in the mature and desirable Bower community - offering NO CONDO FEES, a fully finished layout, a south-facing fenced yard backing onto green space, and immediate possession available! As an end unit, this home enjoys the added benefit of extra yard space and extra natural light, with windows along the side of the home in addition to the south-facing patio doors and kitchen window. The main floor offers a bright, open-concept design with the kitchen, dining area and living room flowing comfortably together. The patio doors provide direct access to the spacious COMPOSITE deck and fully fenced backyard, creating an easy connection between the indoor and outdoor living spaces. A convenient 2-piece bathroom completes the main level. The fully finished basement offers two bedrooms, a 4-piece bathroom, storage space, and a laundry/furnace utility room, providing approximately 1,100 sq. ft. of total living space, plus an additional crawl space area offering approximately 4' of height for extra storage. The south-facing backyard is a wonderful bonus, backing onto green space and a large parking area for homeowners and guests. The yard is fully fenced with attractive white vinyl fencing and includes an 8' x 13' deck with composite decking, black railing and a gate at the stairs, along with a 7' x 4' vinyl storage shed. There is also a gated asphalt parking pad accessed from the back lane, measuring approximately 11' x 18' and providing parking for one vehicle. This home has been exceptionally well cared for, with numerous updates over the years. In 2026, new flooring was installed throughout, the walls and ceilings were freshly painted, and the toilets were replaced. Other improvements include the upgraded rear deck which was updated with composite floor and black railing along with a new vinyl

storage shed in 2025, shingles and eavestroughing in 2019, and a new furnace, hot water tank and central air conditioning in 2015. In 2014, the windows and exterior doors were replaced. Located in the established Bower community, you'll enjoy beautiful trails along the creek and surrounding natural areas, while being conveniently close to Red Deer Hospital, Red Deer Polytechnic, Bower Mall, South Red Deer shopping and a variety of everyday amenities. Easy highway access adds to the convenience. Pride of ownership is evident throughout this immaculate, pet-free and smoke-free home, lovingly cared for by the owner for approximately 17 years. A wonderful opportunity for anyone looking for a move-in-ready home in a convenient and established Red Deer location—with NO CONDO FEES!