



GRASSROOTS
REALTY GROUP

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**B, 4 Manning Street
Red Deer, Alberta**

MLS # A2349142

\$270,000

Division:	Morrisroe Extension		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,244 sq.ft.	Age:	1984 (42 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, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-H
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: Shed

NO CONDO FEES! This beautifully maintained and move-in-ready townhome in the highly desirable Morrisroe neighborhood presents an incredible opportunity for investors or first-time home buyers alike. The charming main level welcomes you with beamed ceilings and a remarkably spacious, west-facing living room with big bright windows looking out onto a small green space—complete with a rough-in for a cozy corner fireplace. Cooking and entertaining are a breeze in the updated, generously sized kitchen and dining area, which sits just steps away from a main-floor 2 pce bathroom and laundry closet. Upstairs boasts three spacious bedrooms and a full 4-piece bathroom, while the unfinished lower level provides endless potential for a custom family room, extra storage, or an additional bathroom. Step outside to your private, covered deck and lawn space, which features a large storage shed and rear parking. With premium peace-of-mind upgrades already taken care of—including a new furnace (2025), shingles (2018), newer windows (2016); paint, kitchen and bathroom renovations (2017)—this lovely sparkling property is completely turnkey and waiting for you!