



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**332 Drummond Avenue
Red Deer, Alberta**

MLS # A2350134

\$298,000

Division:	Davenport		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	858 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Garbage
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI Dishwasher, Microwave Hood Fan, Ceiling Fan(s), Blinds, Curtain Rod, Stackable Washer/ Dryer, Corner Shelves in Dining Room Area, All Floating Shelves, TV Wall Mount in Primary Bedroom, Baby/Pet Gates x 2, 4 x 8 Shed

Welcome home! This beautiful 4-level split end-unit townhouse is warm, inviting, and filled with thoughtful touches that make everyday living comfortable and enjoyable. With 3 bedrooms, 2 full bathrooms, plenty of natural light, and a wonderful layout, there is so much to love here. The main level welcomes you with a bright open-concept kitchen and dining area, giving you the flexibility to arrange the space to suit your lifestyle. The kitchen features beautiful two-tone cabinets, lots of cupboard space, stainless steel appliances, and an abundance of counter space — perfect for cooking, entertaining, or simply gathering around the kitchen with family and friends. Head upstairs to find the spacious primary bedroom with its own walk-in closet, a comfortable second bedroom, and a lovely 4-piece bathroom with a relaxing soaker tub. It’s a cozy and peaceful space to start and end your day. Just a few steps down, you’ll find the inviting living room, where a gas fireplace creates the perfect atmosphere for relaxing on a quiet evening or enjoying time with family and friends. This level also offers a handy office area and additional storage. The lowest level gives you even more room to enjoy, with a spacious third bedroom, another walk-in closet, and a large 3-piece bathroom with a generous shower. Whether you need a bedroom for family or guests, a hobby space, or simply want room to spread out, this level offers plenty of possibilities. The home is finished with vinyl plank flooring, and the abundance of windows brings in lots of beautiful natural light. You’ll also appreciate the convenience of central vacuum with attachments and a water filtration system. Outside, the east-facing front veranda is a lovely spot to sit with your morning coffee and enjoy the sunshine. The west-facing backyard offers afternoon and evening sun, a patio for a wonderful

place to relax, barbecue, or simply just to enjoy time outdoors. Being an end unit this means you get a little extra space and privacy, along with a wonderfully wide parking area. There are 2 parking spots, with room to accommodate 3 vehicles depending on size. 4 x 8 shed for a couple of bikes or any additional items you need to store. This is also a rare find for dog owners! Unlike many other condominium communities with strict size restrictions, this condo welcomes larger dogs, making it an excellent option for buyers who don't want to compromise between condo living and their four-legged family members. Plus the reasonable condo fee of \$332.53/month includes snow removal right up to your back door, lawn mowing, and exterior maintenance of the unit — leaving you more time to enjoy the things that matter. This is one of those homes that is best appreciated in person. It's warm, comfortable, beautifully laid out, and ready for someone to make it their own. Come have a look — you just might walk in and fall in love!