



GRASSROOTS
REALTY GROUP

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10 Watson Street
Red Deer, Alberta

MLS # A2350566

\$269,900

Division:	West Park		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	674 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

NO CONDO FEES + 3 BEDROOMS + QUICK POSSESSION! Move-in ready and packed with value! This beautifully updated 3-bedroom townhouse is the perfect opportunity for first-time buyers, families, or anyone looking for an affordable home without the added cost of condo fees! The main floor was renovated in 2015, including updated wiring and a bright, modern kitchen featuring beautiful white cabinets, a pantry, and tons of drawers and cupboard space — plenty of room to keep everything organized. The modern stainless steel fridge, stove, and dishwasher are included. Step outside onto the covered deck, perfect for enjoying your morning coffee or relaxing after a long day. There is also storage underneath the deck, protected with a metal sheet to help keep your belongings dry. You'll love the convenient location! You're just a short walk to Red Deer Polytechnic, a quick drive to Highway 2, close to West Park schools and bus routes, and only minutes from Heritage Ranch, where you can enjoy beautiful walking trails, nature, and even horse riding. And with the washer and dryer included, there's nothing left to do but move in!