

**1003, 4719 33 Street  
Red Deer, Alberta**

**MLS # A2250976**



**\$147,800**

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** None

Welcome to this move in ready townhouse condo in an excellent central Red Deer location! Perfect for first-time buyers or investors, this property offers convenience and comfort just steps from shopping, restaurants, hotels, bus routes, biking paths, parks, and Red Deer Polytechnic. The main level features a spacious living room and dining area with an abundance of natural light, alongside a large kitchen with ample workspace. Upstairs, you'll find a very generous primary bedroom with a double closet, a second nicely sized bedroom, and a full 4-piece bathroom. The basement is partially finished, offering ample storage, laundry area, and utility space—ready for your personal touch. Fresh paint and updated flooring make this home truly move-in ready. Outside, enjoy a charming garden area surrounded by mature trees that attract a variety of birds—perfect for relaxing in a peaceful setting. Additional perks include two assigned parking stalls with visitor parking conveniently located across the lot. Don't miss out on this affordable, well-kept home in a fantastic location!