

**36 McBlane Close
Red Deer, Alberta**

MLS # A2292941



\$279,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Morrisroe Extension | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,053 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Pantry, Storage, Vinyl Windows | | |

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER, AC (AS-IS)

3 BDRM, 2 BATH 2-STOREY TOWNHOME ~ LOCATED IN A QUIET CLOSE IN MORRISROE ~ FULLY FENCED BACKYARD ~ NO CONDO FEES ~ Mature front landscaping welcomes you ~ The living room features a large picture window overlooking the front yard ~ The eat in kitchen offers a functional layout with plenty of white cabinets, ample counter space, window above the sink, wall pantry, space for a dining table plus access to the south east facing deck and backyard ~ 2 piece main floor bathroom ~ The upper level offers a generous size primary bedroom that can easily accommodate a king size bed and multiple pieces of furniture, 2 additional bedrooms and a 4 piece ensuite with an oversized vanity ~ The basement is currently unfinished with room for a family room with plenty of storage space left over ~ Recent updates include; new windows, newer washing machine ~ The backyard is landscaped, has a garden shed and is fully fenced with access to rear parking and the back alley ~ Located close to shopping, Collicut Centre, multiple schools, parks and playgrounds ~