

**37, 33 Donlevy Avenue
Red Deer, Alberta**

MLS # A2295885



\$264,900

Division:	Davenport		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Basement Freezer, Window Coverings

Welcome to this meticulously maintained, like-new two-storey townhome located in a quiet southeast complex. This desirable layout features an open-concept main floor highlighted by a cozy corner gas fireplace, a convenient half bath, and new LED lighting throughout, creating a bright and inviting space. Upstairs offers two spacious bedrooms plus a versatile flex space, along with a large main bathroom. The primary bedroom is exceptionally sized, complete with a beautiful bay window and double closets. The basement is undeveloped and ready for your vision, ideal for storage or future development including a bedroom, bathroom, and family room. Newer appliances are included, along with a small freezer in the basement for added convenience. Enjoy your own private backyard with low-maintenance vinyl fencing, plus space for two vehicles in the rear parking area. There is also an abundance of visitor parking conveniently located nearby. As part of a well-managed condo association, exterior maintenance is taken care of for you, including snow removal and yard maintenance, offering a true low-maintenance lifestyle. Situated in an established, well-run community, this home offers comfort, functionality, and ease of living.