

72, 2816 Botterill Crescent
Red Deer, Alberta

MLS # A2117933



\$289,000

Division:	Bower		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	954 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 585

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

Desirable Adult Living!! PRIME LOCATION!! Two bedrooms up and one down! Main floor laundry and two bathrooms. The bright living room has large windows and looks over the Sunnybrook farm. Living/dining area is open concept with a deck facing southwest. Downstairs you will find a spacious games/recreation room another bathroom and very generous storage area!. The kitchen appliances are new in the last two years (very little use). The hot water tank was new in 2022. Freshly painted in the last year. Single attached garage. This property is walking distance to shopping, trail system and public transit.. Condo fees include exterior building maintenance and maintenance of the grass and snow removal. POLY B HAS BEEN REPLACED!!