

58, 2816 Botterill Crescent  
Red Deer, Alberta

MLS # A2168062



**\$254,900**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Interior Lot, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, garage door control and 1 remote opener, window coverings, A/C unit, garage heater

~Downsizing? This beautiful well-loved home is perfect! No neighbor's behind, and beautiful WEST EXPOSURE. Spacious OPEN CONCEPT, featuring a WHITE KITCHEN, granite countertops and LED LIGHTING!! Dining is comfortable size and has a door leading to the COVERED PRIVATE PATIO. The primary bedroom is located off the living room, features a large window, his/her closets and can accommodate large furniture. The second bedroom is located at the front and would make a lovely den or office. There is MAIN FLOOR LAUNDRY (full hookups) but currently used as a pantry. The Garage is 20'7"x12'2" drywalled and NEWLY HEATED, with additional storage. No need to sweat it, BRAND NEW AIR CONDITIONER keeps you cool all summer long! All plumbing was replaced by a professional this year. The clubhouse is a wonderful feature to living at HORIZON VILLAGE, featuring pool table, Friday HAPPY HOUR, potluck dinners, Saturday morning coffees, arts and crafts, card making, painting and so much more. Store your RV year-round on sight for only \$25.00/month. Your fur babies are most welcome with approval. Condo fees include, water, sewer, garbage, lawn and snow maintenance, exterior insurance, cable vision and internet. There is laundry also in the basement, and it's undeveloped for your future imagination. PAVED Walking trails out your door, kin canyon access, bus routes and BOWER SHOPPING MALL 2-minute walk! A very AFFORDABLE AND ADORABLE place to call home.