

**41 Baile Close
Red Deer, Alberta**

MLS # A2173295



\$279,900

Division:	Bower		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Pie		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Pantry, Storage, Vinyl Windows, Wood Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, SHED, WASHER, DRYER

3 BEDROOM, 2 BATH TOWNHOME ~ END UNIT ~ LOCATED ON A LARGE PIE LOT WITH MATURE LANDSCAPING ~ CLOSE TO ALL AMENITIES ~ This home offers great value with with 1,279 sq. ft. of living space on a desirable pie-shaped lot, making it a fantastic opportunity for buyers seeking both space and affordability ~ Enter a spacious foyer that flows into an oversized living room, complete with a stunning stone-faced fireplace and sliding patio doors that lead to a secluded patio, surrounded by mature trees for added privacy ~ Host gatherings with ease in the dining room, where a large west-facing window floods the space with natural light ~ The dining area seamlessly connects to a kitchen designed for functionality, featuring ample cabinetry, a wall pantry, generous counter space, a full tile backsplash, a window over the sink, and stainless steel appliances ~ A convenient 2-piece bathroom located just off the foyer adds a practical touch, perfectly completing the main floor ~ The expansive primary bedroom comfortably fits a king sized bed with plenty of room for a cozy sitting area, has dual closets providing ample storage, and large west facing windows fill the space with warm, natural light ~ Updated 4-piece bathroom features a modern vanity, a tub with elegant tile surround, and a window that brings in natural light ~ Two additional bedrooms are generously sized ~ The basement boasts a spacious flex space, currently used as a home gym, along with a well organized laundry room featuring built in cabinets ~ Massive storage room with built in shelving provides endless storage options, and is complemented by a separate cold room, wine cellar or more storage space ~ The expansive pie shaped backyard is an outdoor oasis, featuring mature trees, vibrant shrubs, and blooming perennials, complete with a garden shed and fully fenced for privacy, with access to

the rear parking pad and back alley ~ Nestled in a quiet cul-de-sac just steps away from a large green space with a community hall, park, playground, and sports courts, walking trails along Piper Creek that connect to Red Deer's extensive trail system, and enjoy easy access to Bower Place and the South Hill commercial corridor, where you'll find exceptional shopping, dining, and a wealth of amenities!