

**181 Baile Close  
Red Deer, Alberta**

**MLS # A2275216**



# \$264,900

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Toaster Oven, Washer, Dryer, Blinds & Window Coverings, Shelves in Storage Area, Couch In Upper Bedroom

**MOVE IN READY TOWNHOME IN SOUTH RED DEER!** Incredible value in this well-maintained family home, ideally located in Bower! Offering 1036 square feet of comfortable living space, this three bedroom, two bathroom home features an inviting open concept layout with a spacious living and dining area, beautifully lit by south exposed windows that fill the space with natural light. The charming kitchen offers ample cupboard & countertop space, durable vinyl plank flooring, and a bright window above the kitchen sink overlooking the yard. Adjacent the kitchen is the convenient two piece bathroom completing the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat and a beautifully updated four piece bathroom. The finished basement provides a second living space with the large family room and utility/laundry room with additional storage space. The north facing back yard is completed with a cozy deck, fenced yard, and two car parking areas. Perfect for first-time buyers or investors, this home offers a rare chance to get into one of Red Deer's mature communities all within walking distance to parks, playgrounds, transit, fitness center, restaurants and shopping. Updates over the years include: high efficient furnace, hot water tank and sump pump (2024), 40 year shingles (2015), dryer (2022) and some vinyl windows. This is a a great opportunity, don't miss out!