

**124, 31 Jamieson Avenue
Red Deer, Alberta**

MLS # A2277231



\$219,900

Division:	Johnstone Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	857 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, range, B/I dishwasher, B/I microwave, laundry washer & dryer, all blinds

Great value for a modern, spacious home priced under \$220,000 in Red Deer. This condo features a ground-level entrance with a foyer and stairs leading to the main living area. At the top of the stairs, you're greeted by an open-concept kitchen, dining, and living space that feels especially bright and spacious thanks to the high vaulted ceiling and large living room window. The kitchen offers rich dark cabinetry, a centre island, a full pantry, and a black appliance package. The adjacent dining area provides plenty of space for family meals, while the living room is filled with natural light from the oversized window and patio door that leads to the private balcony. The unit is finished with laminate flooring installed approximately five years ago, updated white trim, and a light, modern paint colour throughout. The primary bedroom includes a walk-in closet, and along with the second bedroom and connecting hallway, features newer plush carpeting installed about one and a half years ago. The four-piece bathroom includes a tub/shower combination, and just beyond it is a convenient laundry area with a stackable washer and dryer, plus additional storage. The private corner balcony offers views in two directions and provides a great outdoor space to enjoy. Additional updates include a hot water on-demand system installed approximately two years ago and a brand-new HRV unit. The property also comes with two assigned parking stalls located just steps from the front door. Johnstone Landing is a desirable condominium complex that offers low-maintenance living, with exterior summer maintenance and winter snow removal taken care of for you. The location is also highly convenient, with nearby parks, playgrounds and the YMCA, and is a short drive to shopping, restaurants, and the Dawe Recreation Centre.