

471 Townsend Street
Red Deer, Alberta

MLS # A2233137



\$729,900

Division:	Timberlands North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Front, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	SUITE - additional washer, dryer stackable, stove, refrigerator, dishwasher		

Welcome to your dream property—a fabulous lifestyle home that effortlessly blends modern comfort with income potential. This residence is thoughtfully designed to cater to both family living and smart potential investing. Step into a bright, open main floor that connects the living, dining, and kitchen areas. A generously sized quartz kitchen island serves as the heart of the home, perfect for meal prep, casual dining, and entertaining guests. Upstairs, discover three spacious bedrooms including the master suite complete with a private 5-piece ensuite, ensuring a peaceful retreat at the end of the day. A well-appointed main bathroom complements the additional 2 bedrooms for family and visitors. Above the detached double heated garage, a legal suite awaits—a charming one-bedroom unit featuring its own kitchen and living room. It is currently leased. This independent space offers an ideal opportunity to generate rental income or serve as a perfect setting for a small business. Whether you're looking to expand your investment portfolio or create a multi-generational living arrangement, the possibilities are endless with this well-designed legal suite. Situated in a great neighborhood, you are just steps away from shopping, schools, parks, and recreational facilities. Enjoy the convenience of urban living while residing in a quiet, welcoming area. Don't miss the chance to experience this remarkable and unique property that combines elegance, flexibility, and location advantages.