

## 780-897-4003

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## 471 Townsend Street Red Deer, Alberta

MLS # A2233137



\$687,000

Division:	Timberlands North			
Type:	Residential/Hou	ise		
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, Rectangu			

		Public
Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
sphalt Shingle	Condo Fee:	-
ull, Partially Finished	LLD:	-
Concrete, Vinyl Siding, Wood Frame	Zoning:	R1C
oured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, O
ligh Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry,	, Quartz Counter	rs, Separate Entrance, Storage, Vinyl Windows,
GUITE - additional washer, dryer stackable, stove, refrigerator, dishwashe	er	
i constant	sphalt Shingle  ull, Partially Finished  oncrete, Vinyl Siding, Wood Frame  oured Concrete  igh Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry,	sphalt Shingle  Condo Fee:  ull, Partially Finished  LLD:  oncrete, Vinyl Siding, Wood Frame  Zoning:

Welcome to your dream property—a fabulous lifestyle Carriage home that effortlessly blends modern comfort with a separate residence! This property is thoughtfully designed to cater to both family living and smart potential investing. A unique opportunity to invest in both luxurious living and intelligent financial planning. Comprising of an additional full-sized 1-bedroom residence situated above a spacious, detached double car garage, which backs onto a paved alley! Suitable for multigenerational families, small businesses, or rental purposes. Step inside the primary residence from the welcoming front covered porch and discover a bright, open-concept main floor. The living, dining, and kitchen areas flow seamlessly together, creating an inviting space for everyday living. At the heart of the home, a generously sized quartz island anchors the kitchen—ideal 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. The separate charming one-bedroom unit features 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 an older children's separate living arrangement, the possibilities are endless with this well-designed unit. The property includes a detached double garage( would make an awesome man cave!), a single attached garage, and a paved parking pad, offering ample off-street parking. Situated in a great neighborhood, you are just steps away from shopping, schools, parks, and recreational facilities.

