

# \$295,000 - 48 Mcblane Close, Red Deer

MLS® #A2215726

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.04 Acres

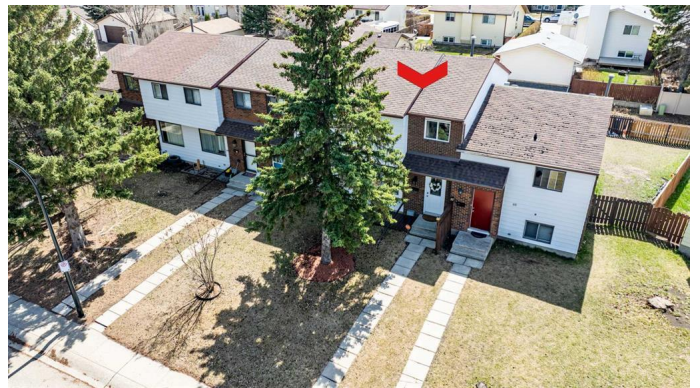
Morrisroe Extension, Red Deer, Alberta

Affordable Townhouse In A Wonderful Location With NO Condo Fees ~ This trendy townhouse offers so many upgrades and offers a peace of mind move for first time buyers or a fantastic investment property. The main floor features newer laminate flooring, floating shelves and a large window allowing for natural light. The charming kitchen showcases upgraded quartz countertops, subway tile backsplash and a newer sink which overlooks your yard! There is a 2pc bathroom which completes the main floor. Functional layout with three bedrooms located on the upper floor as well as an updated 4pc bathroom. The undeveloped basement awaits finishing if you desire but the potential for a large family room as well as your utility room and laundry. The South facing low maintenance backyard has a nice size deck with an umbrella as well as storage shed! Rear parking is available as well as community parking in the front. Other upgrades & features include: upgraded vinyl windows, recent furnace service, shingles, baseboards, paint, fence & more! Just a stones throw from McLean which is sure to be a hit for everyone!

Built in 1981

## Essential Information

MLS® #	A2215726
Price	\$295,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.04
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Mcblane Close
Subdivision	Morrisroe Extension
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1W6

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Cul-De-Sac, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 28th, 2025

Days on Market            8

Zoning                        R3

### **Listing Details**

Listing Office               Century 21 Maximum

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