

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

MLS® #A2215726

**\$295,000**

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

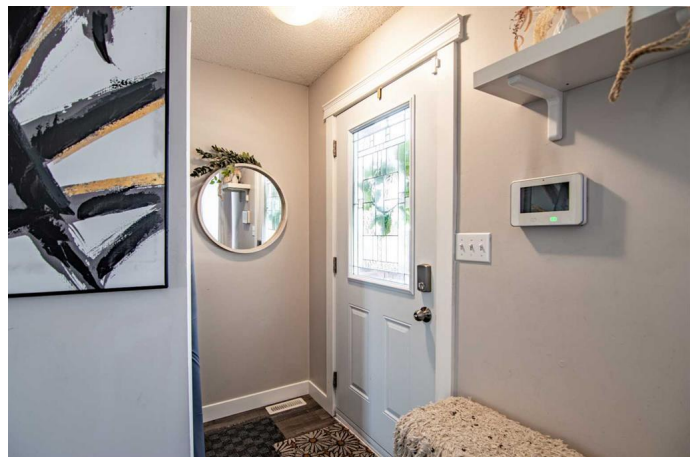
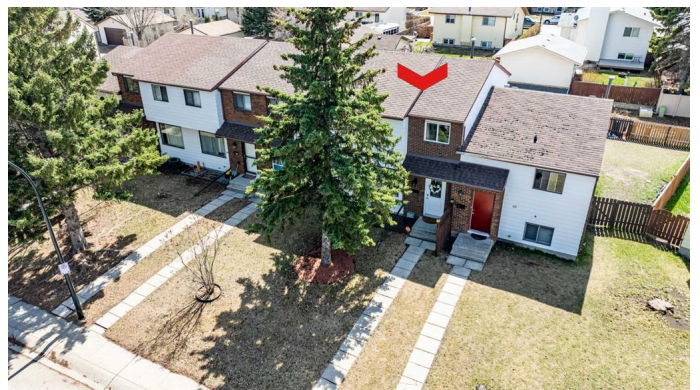
Morrisroe Extension, Red Deer, Alberta

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                3  
Zoning                              R3

**Listing Details**

Listing Office                    Century 21 Maximum

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