

# \$260,000 - 70 Mcblane Close, Red Deer

MLS® #A2226525

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.04 Acres

Morrisroe Extension, Red Deer, Alberta

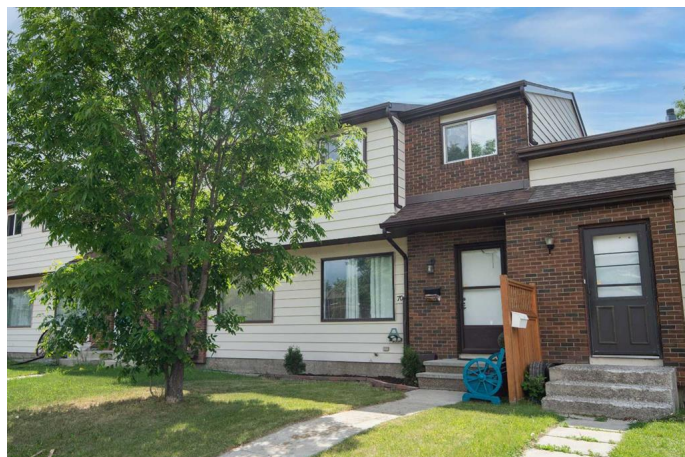
WELCOME TO 70 McBLANE CLOSE, a well-maintained two-storey TOWNHOUSE located in the mature and family-friendly neighbourhood of MORRISROE. This property offers THREE bedrooms, TWO bathrooms, and a FULL BASEMENT providing excellent space and functionality for a wide range of buyers. The main floor features a BRIGHT living room, a functional EAT-IN kitchen, and a convenient 2-piece bathroom. UPstairs, there are three GENEROUS bedrooms and a 4-piece bathroom. The FULL basement is PARTIALLY developed, offering FUTURE potential for additional living space, storage, or customization. Enjoy the PRIVACY of a fully fenced BACKYARD and the benefit of TWO PARKING stalls. Additional features include vinyl siding with BRICK ACCENTS, some updated mechanicals, and a low-maintenance exterior. THIS HOME Is ideally LOCATED directly across from a large city-maintained GREEN SPACE with a PLAYGROUND and is within CLOSE proximity TO SCHOOLS, SHOPPING, public TRANSIT, and RECreational FACILITIES. Is this your moment? QUICK POSSESSION is available

Built in 1981

## Essential Information

MLS® # A2226525

Price \$260,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.04
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	70 Mcblane Close
Subdivision	Morrisroe Extension
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 1W6

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, On Street, Parking Pad, Side By Side

### Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	R3

**Listing Details**

Listing Office	eXp Realty
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