



**GRASSROOTS**  
REALTY GROUP

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**11 Orchard Green**  
**Red Deer, Alberta**

**MLS # A2234372**



**\$434,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oriole Park                          |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 1,308 sq.ft.                         | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 6                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Private, Treed |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Separate Entrance, Storage     |                   |    |

|                    |                        |
|--------------------|------------------------|
| <b>Inclusions:</b> | 2 Stoves and 2 Fridges |
|--------------------|------------------------|

Fully developed 6 bedroom, 3 bathroom bungalow facing a treed green space! Also comes with a separate basement entrance to an illegal suite! Tucked away in a mature neighborhood, this spacious bungalow offers 6 bedrooms (4 up, 2 down), 3 bathrooms, and loads of versatility. The main level features a bright front living room with floor-to-ceiling windows and a cozy wood-burning fireplace. The dining area is surrounded by more large windows, while the functional kitchen offers plenty of cabinetry, a central island with eating bar, wall pantry, and convenient main floor laundry. Sliding doors lead to a tiered deck and private backyard with mature trees and back alley access. The primary bedroom easily fits a king-size bed and includes a 2-piece ensuite. Three additional bedrooms on the main share a 4-piece bathroom. Downstairs, the separate entrance leads to a full in-law suite featuring a second kitchen with L-shaped island, white appliances, a second wood-burning fireplace in the large family room, two bedrooms, a full bath, and its own laundry setup. A detached 14 x 24 garage adds extra value, and the location is hard to beat &mdash; directly facing a massive treed green space, and close to schools, parks, trails, Bower Ponds, and more.