



**GRASSROOTS**  
REALTY GROUP

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**B, 3729 47 Street  
Red Deer, Alberta**

**MLS # A2235165**



**\$384,999**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows		

**Inclusions:** None

This well-appointed 3-bedroom, 2  $\frac{1}{2}$ -bathroom, two-storey half duplex offers a spacious and functional living environment. The property features a generously-sized main floor that benefits from an abundance of natural light, and large rooms throughout, providing ample space for comfort and flexibility. The fenced yard offers privacy and a secure outdoor area, while the conveniently located laundry facilities add to the home's practicality. The basement is unfinished, allowing you to customize the space to suit your personal preferences. Located in the desirable Eastview neighborhood, this home is in close proximity to key amenities and services.