



GRASSROOTS
REALTY GROUP

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**43 Opal Avenue
Red Deer, Alberta**

MLS # A2235503



\$389,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Fireplace Insert, Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Garden boxes, hairdressing station

Enjoy the stylish updates as you tour through this marvelous home. Exquisite stone countertops in the kitchen with new tile backsplash, and stainless steel appliances. The main floor also boasts a 4-piece bathroom with soaker tub, large master bedroom with walk-in closet, and TV connections in both bedrooms, as well as in the living room, just above the temp-controlled natural gas fireplace insert. Downstairs, you'll find a huge third bedroom with full bathroom, a mud room and loads of storage space. Bonus if you're a hair stylist. There's a stylist's vanity, plumbed for a sink, two sets of washer/dryer hookups and entryways to both the backyard and single car garage. You'll find quiet serenity surrounds the home. The 12x12' covered deck, off of the dining area provides an excellent view of the fully fenced yard and many raised garden beds. Out front, there's a lovely greenspace with towering trees. At the end of the block, a park, playground, basketball court and soccer field. Many other parks, playgrounds, tennis courts, hockey rinks and schools are all within walking/biking distance, including G.H. Dawe. This happy home has many more memories to be shared!