



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**45 Erickson Drive
Red Deer, Alberta**

MLS # A2235710



\$400,000

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings

You'll be WOWed by the impressive renovations in this family friendly home. This home offers great curb appeal with its updated exterior. The main floor has been opened up to offer an open floor plan with the kitchen looking onto the dining area and living room. You'll appreciate the new kitchen complete with quartz countertops and a corner pantry. The kitchen leads out to a gorgeous private backyard with a stylish 2 tier deck, a built in shed, yard space for kids and pets + off street parking for two vehicles. Families will appreciate that this home offers 3 bedrooms on the main level. Both the main bathroom and the basement bathrooms have been fully renovated. There is new flooring throughout the home. The basement offers a fourth bedroom with a walk-in closet, a bathroom with a tiled shower and a super sized family room. Space in the home has been well utilized with closets plus under stair storage. Eastview Estates is a popular neighbourhood. This home is walking distance to several schools, parks and shopping. If you're seeking a move-in ready, updated home at an affordable price this may be just the property for you!