



**GRASSROOTS**  
REALTY GROUP

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**11 Howlett Avenue  
Red Deer, Alberta**

**MLS # A2236629**



**\$374,500**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** shed

Look no further! This 4 bed & 3 bath bungalow with detached 24 x 26 garage has it all! Beautiful hardwood floors welcome you into a spacious sunken living room & bright dining area. The kitchen offers more natural light & functionality with great cabinetry & storage space. There is a 4pc main bath & 3 beds up including a primary bedroom with double closets & a fantastic 3pc ensuite! All windows are vinyl except for the living room. A sunny side concrete patio leads to a wonderful back yard with a shed & dreamy detached 24 x 26 garage! Back inside you'll find a fabulous basement with a huge family room, cool bar with sink, large 4th bedroom, awesome 3 pc bath, super handy laundry room & a nice sized den or office. All appliances included. Shingles approx 2015. This truly is the home you've been waiting for!