



**GRASSROOTS**  
REALTY GROUP

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**4504 55 Street**  
**Red Deer, Alberta**

**MLS # A2236710**



**\$299,900**

<b>Division:</b>	Waskasoo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Converted Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Inclusions:** N/A

A little charmer, have you always wanted that little old time charmer in a mature neighbourhood that's close to the River valley, parks and trail system. Come take a look at this very functional bright and well laid out floor plan. Hardwood floors, new windows, newer fence, upgraded siding and doors. Spacious bedrooms bright and updated 4 PC bathroom, large living room with wood burning fire place, formal dining room with patio doors to a 2 level deck and a fully fenced treed back yard. Single converted garage and off street parking, all that in a affordable price range for your first home.