



**GRASSROOTS**  
REALTY GROUP

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**13 Gordon Street  
Red Deer, Alberta**

**MLS # A2237956**



**\$292,500**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Outside, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Veneer, Wood Frame, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

In the Glendale subdivision, strateically placed on the north side of the city of Red Deer, and dating back to the early 1980s, several styles of semi-detached homes, a.k.a duplexs, were built. Only a few had the class, style, the fireplace, and the floor plan appeal this home on Gordon street possess. A slightly bigger floor plan with main floor entrance, concret patio, balcony, seperate walk out, walk in basement entrance, and a 14' x 22' attached garage was considered a fancy-schmancy alternative to purchasing a single detached home. You can benefit from the full developement with 3 bedrooms on the main floor that is very accomodating and two huge bedrooms in the basement are an added plus, plus. Very clean and very tidy tenants even adds a bigger value you can benefit from if you need a sweet return on investing in yourself and your real estate holdings. Exterior features include cement patio near basement entrance, a wonerful deck on the main floor off the diningroom area, a simple, blush, well maintained lawn runs a little west and a little south, again so you can benefit from basking. NO back alley, a huge benefit, no dust, no fuss, no traffic, only peace, quiet, and possibly a new path to Zen. Owner selling as is, where is, with no warranty due to the fact owner is out of province.