



GRASSROOTS
REALTY GROUP

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**16 Arb Close
Red Deer, Alberta**

MLS # A2238355



\$419,900

Division:	Anders Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,450 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Vinyl Windows		

Inclusions: N/A

When neighborhood matters! This Anders close has a park in the middle and a huge park (school) to the north. Long term and very friendly neighbors. This is an original owner home being offered for the first time. All windows have been replaced. There is no flooring in basement and hasn't had flooring ever installed. Home will require some TLC. 2 bedrooms above the garage, large primary with 3 piece ensuite on main. Two wood burning fireplaces and it appears the one in the family room downstairs hasn't been used. Seller has not used upper one in a long time either. Newer west facing covered deck overlooking a forested gigantic backyard.