



**GRASSROOTS**  
REALTY GROUP

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9 Spencer Street  
Red Deer, Alberta

MLS # A2239061



**\$334,900**

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, On		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Calling all investors, flippers, and renovation enthusiasts! This 1058 sq ft bungalow sits on a large 58x110' lot across from a park, school, and playground in sought after Sunnybrook! This home has excellent potential with a solid layout in a premium location. The main floor offers a large front living room, nice size kitchen and dining space, and there's a separate entrance at the back. Three bedrooms on the main floor are nicely sized and share a 4 pce bath. The basement features a large family and rec room with fireplace, bedroom, and a 3 pce bathroom. The detached single garage also needs some TLC but there's plenty of space to add a larger garage and there's alley access for future RV parking.