



GRASSROOTS
REALTY GROUP

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3422 49 Avenue
Red Deer, Alberta

MLS # A2239912



\$384,900

Division:	South Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	994 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2 Fridges, 2 Stoves, 2 Microwave Ovens, Washer, Dryer, 1 Dishwasher, All Window Coverings, Shed, Garage Work Bench, 3 Storage Cabinets (1 in office, 2 in basement foyer), Bed, Dresser, 2 Night Stands (Basement Bedroom)

Excellent quiet location for this pristine condition bungalow with an illegal suite. This home is across from the park of the local french school Ecole la Prairie. Pride of ownership shows from the moment you arrive at this meticulously maintained home. This home has been updated to offer modern amenities but still maintain the charm of the fifties era. The living room has a large picture window that offers an unobstructed view to the park. There is beautiful original hardwood throughout the majority of the main floor. All windows in the home, with the exception of the laundry window, have been updated over the years. The kitchen is bright with a window that looks out to the beautiful backyard. There are plenty of cabinets and countertop space and appliances are bright and well maintained. This family friendly home offers 3 bedrooms on the main level and a clean bright bathroom. The lower level offers a separate back entryway, 2 bedrooms, a full bathroom, a living room plus a good sized kitchen. Shared Laundry is conveniently located at the bottom of the stairs. The current owner loves to garden and it shows in the big peaceful private backyard. The oversized single garage is ideal for parking and storage.