



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**87 Northey Avenue  
Red Deer, Alberta**

**MLS # A2240508**



**\$229,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Storage, Walk-In Closet(s)		

**Inclusions:** None

Well cared for and maintained home, situated walking distance to multiple parks and three different schools, this 3 bedroom, 1 bathroom half duplex is a great place for a family, first time buyer, or investment. The basement is partially finished with built in bar so there's an opportunity to add additional bedrooms and bathroom. A nice kitchen/dining area with lots of cupboards and a good sized living room.