



**GRASSROOTS**  
REALTY GROUP

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**31 Ogden Avenue  
Red Deer, Alberta**

**MLS # A2242009**



**\$339,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, S		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Sump Pump(s)		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER/DRYER, SHED

Charming Oriole Park bungalow—Great location and value! Welcome to this 4-bedroom, 2-bathroom home offering 1000 sq ft of smartly utilized space on the main level, perfectly situated near schools, parks, the recreation centre, shopping, and scenic walking trails. Recent upgrades include a high-efficiency furnace (2023) shingles (2011), giving you confidence in comfort and longevity. Inside, enjoy low-maintenance vinyl plank flooring throughout the main floor, adding both style and durability. A large, private yard with back alley access offers loads of potential—whether it's creating your dream garage, parking your RV, or enjoying a serene outdoor escape.