



GRASSROOTS
REALTY GROUP

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**347 Duston Street
Red Deer, Alberta**

MLS # A2242654



\$379,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, shed, garage door opener & 2 controls.

A bungalow built by True Line Homes. The front entryway greets you to the large living room that is flooded with natural light through the bayed front window. Oak kitchen cabinets are complimented by full tile backsplash, crown moldings and pot/pan drawers. The hallway has 2 pantries and a linen closet for your convenience. The primary bedroom features a 4 piece ensuite with a banjo counter and drawers. There is a second bedroom and another 4 piece bathroom. The basement is partially developed with a family room and a 2 piece bathroom that is roughed in for a tub/shower (would go where the sink is and the sink would move to the left of the toilet). There is a side entrance to the deck and backyard that features a chain link fence and a garden area. The shingles were replaced about 10 years ago.