



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**17 Osbourne Street  
Red Deer, Alberta**

**MLS # A2242816**



**\$388,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** n/a

Beautifully maintained Bungalow featuring the classic large Oriole Park lot, with a backyard full of perennials to brighten your day. Exterior was recently painted. Shingles, furnace & Hotwater tank upgraded. Newer vinyl windows. Beautiful Acacia hardwood floors on the main floor with newer laminate in the Kitchen. Country styled Kitchen has a large counter, pantry and lots of room to expand a dinner table for family meals and celebrations. Basement features a large Familyroom, 4th bedroom, storage room and a large bright laundryroom. Located walking distance to &Eacute;cole Oriole Park School, community parks and playgrounds and our famous Bike paths. This home is in move-in condition and will be a pleasure to show.