



GRASSROOTS
REALTY GROUP

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

**55 Duston Street
Red Deer, Alberta**

MLS # A2244033



\$399,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,260 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROLS, SHED, GARAGE HEATER

This well designed five bedroom and three bathroom Bi-Level facing a green space with a double attached HEATED garage is loaded with potential! The main floor showcases a bright & spacious living room as well as a large kitchen with ample cabinet & counter space plus a corner pantry. From the dining room you can access the oversized deck & sunny South facing backyard. Wonderful family layout with three bedrooms on the main floor including the primary suite with a walk-in closet & 3pc ensuite. The basement offers an oversized family room with another flex space open for development. There are two more bedrooms perfect for teenagers (one lacks a closet), a 4pc bathroom and laundry facilities. Additional features include underground sprinklers, RV parking, newer furnace motor & more. With some TLC this functional home can shine!