



**GRASSROOTS**  
REALTY GROUP

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**52 White Avenue  
Red Deer, Alberta**

**MLS # A2244156**



**\$459,900**

<b>Division:</b>	Westlake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, I		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Cork, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected
<b>Features:</b>	Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, A/C, POOL TABLE, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED 4 BEDROOM + DEN, 3 BATH BUNGALOW ~ OVER 1200 SQ. FT. ABOVE GRADE ~ NEW TRIPLE PANE WINDOWS ~ HEATED DOUBLE DETACHED GARAGE ~ CENTRAL AIR CONDITIONING ~ BRAND NEW SHINGLES ~ South east facing covered front veranda welcomes ~ The living room has large windows and is centred by a cozy fireplace with a tile surround ~ Home office/flex space has more large windows and a closet for storage ~ The kitchen offers a functional layout with plenty of light stained maple cabinets, ample counter space including a large Butcher block island with an eating bar, corner pantry, and opens to the dining room where you can easily host large gatherings ~ Garden door from the dining room leads to the sunny deck, with privacy panels, and the backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and an updated 3 piece ensuite with heated tile floors ~ Additional main floor bedroom is located next to the 4 piece main bathroom, also with heated tile floors ~ The fully developed basement offers tons of additional space including a recreation room with a wet bar and games table with French doors to the media room, 2 generous size bedrooms, an oversized 4 piece bathroom with a jetted soaker tub, laundry and ample storage space ~ The backyard is landscaped and fully fenced with back alley access ~ 20' x 22' detached garage is heated and insulated plus an additional parking stall with space for a small RV and a 30 amp plug in ~ Located close to multiple parks, playgrounds, walking trails, Red Deer Polytechnic, Heritage Ranch and easy access to QEII.