



GRASSROOTS
REALTY GROUP

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49 Pamily Avenue
Red Deer, Alberta

MLS # A2245649



\$465,000

Division:	Pines		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Appliances and blinds and window coverings (As is Condition)

Welcome to 49 Pamily Ave, found in the sought after subdivision of the Pines in Red Deer, in a beautiful location that is surrounded by mature landscape and sits on a lot that is almost 10,000 square feet. This well-cared-for home is found on a wide, mature lot where the trees have grown tall, offering privacy, shade and a peaceful sense of retreat. Inside, the layout flows, each room comfortably connected, naturally lit, and ready for the practicality of everyday living. This family home is just minutes from amenities (Parkland mall, Restaurants, shopping, and grocery stores) but tucked into one of Red Deer's most established neighborhoods. Walk into the inviting entrance and into the large sunny family room where you can unwind and enjoy some quiet time, then onto the beautiful kitchen with plenty of stunning cabinets and counterspace perfect for meal preparation and it is open to the dining area, making this a great space to entertain your friends or spend time with the family. Also, on the main floor, there are three good sized bedrooms, including a primary that offers an ensuite. From the main floor walk out onto the large deck that has a lower level and enjoy the private treed yard. Throughout the home, there are plenty of large windows that let the natural light soar through making this a bright and sunny home. The driveway offers extra parking completed with an attached garage.