



GRASSROOTS
REALTY GROUP

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**17 Stirling Close
Red Deer, Alberta**

MLS # A2245760



\$329,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Separate Entrance, Storage		

Inclusions: Appliances sold as is

Situated inside of a quiet close in sought after Sunnybrook, this 1223 square foot home on a huge 64x110' lot is the renovation project you've been waiting for. Just steps from trails, G.W Smith school, playgrounds, and with a huge green space in the middle of the close, this is an ideal location for families. This home offers a unique layout that is a perfect candidate to be opened up to create a bright and beautiful main living space, and with ample square footage there's plenty of options to renovate this property into your dream home. The basement offers a unique two level layout with the bedrooms raised up which provides larger windows and more light, and there's space for a large family/rec room. The massive yard is ideal for RV parking and there's plenty of space to build a huge garage. Immediate possession is available!