



**GRASSROOTS**  
REALTY GROUP

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**5822 59A Street  
Red Deer, Alberta**

**MLS # A2246039**



**\$359,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window coverings, blinds, curtain rods, soffit & fascia in garage

Jam-packed with value! This charming bungalow sits on a mature lot and features a massive double detached garage. Step inside to a spacious open-concept main floor with durable vinyl plank flooring throughout. The large living room offers warmth and character with a cozy wood stove, while the kitchen boasts a center island, ample counter and cupboard space, and a large pantry. Enjoy your meals in the bright eat-in dining area overlooking the beautiful mature gardens. The tranquil primary bedroom and a well-appointed 4-piece bathroom complete the main level. Downstairs features an upgraded bathroom, laundry area, rec space, kitchen, and two additional bedrooms. Notable updates include a high-efficiency furnace, central air conditioning, shingles, and the garage (2018). Ideally situated across from a green space and close to parks, schools, Red Deer's vibrant downtown, and the stunning walking trails at Bower Ponds.