



GRASSROOTS
REALTY GROUP

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**93 Ellenwood Drive
Red Deer, Alberta**

MLS # A2246549



\$498,500

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: N/A

This Updated and Fully Developed 4 Bed / 3 Bath Bi-Level offers Style / Function / Comfort / Two Garages! From the Moment You Arrive, the Meticulously Maintained Yard reflects the Pride of Ownership and Care of This Home! Perfectly located / close to Parks / Shopping / Public Transit / Local Amenities. This Property is both Convenient and Charming! Inside, you'll find High-End Finishes / Pot and Sconce lighting throughout the house / Decorative Feature Wall in the Basement. This home offers a thoughtful layout blending Modern Design with Cozy Appeal. Ability to put a Fireplace in the Living Room with Gas Line Connection. New Hot Water Tank. The kitchen offers Quartz Counters with an Undermount Sink / a Large Breakfast Bar that accommodates 4 stools (is Perfect for Entertaining and Connecting with Family and Friends). Above the fridge is a Lit Display Area. The Hood Fan has its own Remote Control. From this Kitchen you are able to enter out to a Covered Patio Area / which has Pot and Decorative Lighting / Decorative Privacy Area can be Used Year Round for Entertaining or just simply Sit and Relax. Then from there, the stairs lead down to a Maintenance-Free Yard / Eating Area / Meditation Area / BBQ area / Raised Garden Bed for flowers or vegetables / another bonus to this property the deck has two access points for storage. The Home features a Finished Double Attached Garage with Pot Lighting with also Extra Large Parking Pad out front / a Single Detached Finished Garage in the rear with easy access to the rear deck The garage is Finished Inside with Pot Lighting / Ceiling Mount Speakers / and set up for Audio Video for TV / Suspended Ceiling Storage area / Shelving and a Counter to accommodate Stools. This would be perfect for a Man Cave / She Shed / Art Studio / Hobby Space. This home offers “Immediate Possession”.

Minutes out the door to the park and community recreational family friendly area / which offers skating / park / community center / sports.
This Home is the TOTAL PACKAGE: Cozy / Classy / and Trendy—all in a Fantastic Location close to Everything You Need.
CHECK OUT THE GARAGE, PERFECT FOR WATCHING SPORTS EVENTS OR FOR GAMERS!