



**GRASSROOTS**  
REALTY GROUP

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**5872 69 Street Drive**  
**Red Deer, Alberta**

**MLS # A2248060**



**\$160,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

OPPORTUNITY KNOCKS FOR THIS LARGE NICELY LANDSCAPED LOT WITH SMALL OLDER HOUSE AND NEWER 26 x 24 DOUBLE GARAGE With 10 Ft. Ceiling. Nicely Located Across From Large Park and Elementary School. It Appears The House is Nearing the End Of It's Useful Economic Life and Is Considered To Have Minimal, If Any, Contributory Value.