



**GRASSROOTS**  
REALTY GROUP

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**7007 59 Avenue  
Red Deer, Alberta**

**MLS # A2250096**



**\$359,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Faces Front, Off Street,		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	No Smoking Home		

**Inclusions:** Storage Shed

IMMEDIATE POSSESSION AVAILABLE. DON'T MISS THIS OPPORTUNITY! Incredible value for this 4 bedroom 2 1/2 bathroom bungalow with non-legal suite on a huge lot with double attached garage and RV parking. As you enter the main floor of this home you'll be greeted by a nice size living room. Just off the living room is the kitchen with upgraded flooring/counter tops, back splash/sink and stainless steel appliances. Around the corner is the spare bedroom, 4 piece bathroom and large primary bedroom with 2 piece ensuite. Heading downstairs you'll find a common laundry room with washer/dryer included. The basement has been designed with a self contained two bedroom illegal suite with kitchenette, open living/eating area, a 4 piece bathroom and two good size bedroom. Flooring on this level has all been updated. This home has the windows all recently replaced (some within the past 2 years and the balance less than 1 month ago). The front asphalt driveway was redone in 2024, fresh paint inside in 2021. The large private rear yard is fully fenced with a storage shed. Along the side of the house there is an RV parking stall. The front south facing deck is amazing on the nice summer day! Don't delay.