



GRASSROOTS
REALTY GROUP

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7007 59 Avenue
Red Deer, Alberta

MLS # A2250096



\$389,900

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

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

Inclusions: Storage Shed

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 non-legal 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.