



GRASSROOTS
REALTY GROUP

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**67 Duston Street
Red Deer, Alberta**

MLS # A2252895



\$480,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Deer Park Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,226 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

| | |
|--------------------|-----------------|
| Heating: | Forced Air |
| Floors: | Laminate, Vinyl |
| Roof: | Asphalt |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan |

| | |
|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-L |
| Utilities: | - |

Inclusions: Fridge, Stove, microwave, hood fan, dishwasher, washer & dryer, all blinds and window coverings (excludes curtains), any attached shelves, cabinets TV wall mounts and hooks that are attached in the house, alarm system (and any related equipment, such as camera and key pin pads - no contract) garage controller and 2 garage remotes.

Welcome to 67 Duston Street, located in the highly sought-after Deer Park Estates subdivision! This fully developed five-bedroom, three-bathroom bungalow offers a perfect blend of style, space, and functionality. The main floor features a bright, open-concept layout that has been recently renovated. The stunning kitchen offers ample cabinetry, generous counter space, and sleek stainless steel appliances. It flows seamlessly into the dining area—ideal for entertaining or enjoying quality time with family. The main level also includes three spacious bedrooms, including a primary suite with its own private ensuite. Enjoy year-round comfort with central A/C, and bask in the natural light that pours through the home's many large windows, creating a bright and airy atmosphere throughout. Step outside from the dining area onto the large deck perfect for hosting summer BBQ's, complete with a gas line, the backyard is fenced and landscaped, plus you will find a detached heated garage, extra parking, and a private outdoor lower space perfect for relaxing. The fully finished basement expands your living space with a large recreation room, two additional bedrooms, and a versatile flex room (perfect as a den, hobby space, wine cellar and/or extra storage). This home perfect for a growing family as it is in a fantastic neighborhood, close to schools, parks and many other amenities.