



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**37 Mitchell Avenue
Red Deer, Alberta**

MLS # A2255525



\$399,900

Division:	Morrisroe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: STOVE, FRIDGE, DISHWASHER, WINDOW COVERINGS, GARAGE DOOR OPENER AND 2 CONTROLLERS, FREEZER, TELUS ALARM SYSTEM - ALL ITEMS AS IS.

Lovingly maintained by the original owner, this raised bungalow is immaculate and full of timeless character. Step inside to a spacious living and dining room combination, centered around a stunning brick wood-burning fireplace. The kitchen features Elm wood cabinetry (built by the owner), a pantry, and a bright eating area overlooking the beautifully landscaped backyard. The primary bedroom offers plenty of room for a king bed (originally two bedrooms combined), while the second bedroom is also generous in size. Downstairs, enjoy a large family/games room with warm Ash wood walls and another wood-burning fireplace. A third bedroom with a built-in dresser, a bright laundry room with sink, a cold room under the front stairs and ample storage complete the lower level. Outside, you'll find a 24' x 24' heated garage, mature perennials, and a thoughtfully designed yard with a handy watering system along the south side of the garage. Recent updates include vinyl windows, mid-efficiency furnace, newer hot water tank. Perfectly located with off-street parking for two or more vehicles and just steps from the school—this home offers comfort, space, and a yard to enjoy for years to come.