



**GRASSROOTS**  
REALTY GROUP

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**202 Ebert Close W  
Red Deer, Alberta**

**MLS # A2255992**



**\$343,000**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, See Remarks
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Central Vacuum, Chandelier, Pantry, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R=M
<b>Utilities:</b>	-

**Inclusions:** N/A

Public Remarks: IMMEDIATE POSSESSION ON THIS ALL-ON-ONE-FLOOR ADULT ORIENTED END UNIT HALF DUPLEX WITH NO CONDO FEES AND TWO GARAGES! Home is in a clean move-in condition with two bedrooms with double mirrored closets, 4 pce bathroom with new toilet, MAIN FLOOR LAUNDRY with its own side exit door and a rear 3 season 10 ft x 11 ft Sunroom with metal roof .. Enter to the Living/Dining Room Combination with Gas Fireplace and adjacent dining room area. Proceed to the Eat-in Kitchen presenting ample oak cabinets and counterspace, pantry and small overhead skylight. Fresh paint in the Living/Dining Area, Part of Kitchen, Hallway and Secondary Bedroom.... Other Highlights are: DOUBLE DETACHED OVERSIZED SINGLE GARAGE 19.75 x 20 ft, INSULATED AND WIRED WITH 9 FT CEILINGS and a fenced parking area for other toys adjacent to the detached garage. Central Vac in the home as well as a replacement of the Poly-B Plumbing. Underground Sprinklers at the front and part of the south side ... The vinyl siding and the shingles were replaced on the house and also the detached garage in 2022. Of note is the convenience of three doors to the property with mailboxes at the property line.