



GRASSROOTS
REALTY GROUP

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25 Odstone Green
Red Deer, Alberta

MLS # A2256637



\$399,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	High Efficiency, Electric, Fireplace Insert, Forced Air, Heat Pump, Humidity Control	Water:	Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Jetted Tub, No Smoking Home, Sump Pump(s)		

Inclusions: Freezer in Garage (As is) All Appliances (As is), Water Barrel, Wood Shed & Wood, 2 Sump Pumps, Ceiling Fan Remotes, Electric Fireplace Remote, Small Computer Chair, Upright Small Freezer on Main (As is)

Well-maintained bungalow in a quiet, developed neighbourhood with no neighbours across the street and a clear view of the green space. With numerous upgrades since 2014: roof on both house and garage, as well as eavestroughs. In the attic insulation was updated back in 2023. Fence replaced in 2016 (Vinyl) & 2023 (Wood). Windows were all updated in 2015. The main floor offers 3 bedrooms, including a primary with 2-pc ensuite, plus two additional rooms ideal for children, guests, or a home office. A bright living room features a fireplace (closed off) with an electric insert and remote. The kitchen is equipped with stainless steel appliances and ample cupboard space, opening to a good-sized dining area. The main bath is senior-friendly with a walk-in tub and safety bars. The fully developed basement includes a spacious family/rec area with a dry bar and bar fridge, a bedroom with legal window and updated window well with drain and sump pump, a 3-pc bath with walk-in shower, and a bonus "Man Cave" under the stairs with workbench and storage (also location of sump pump) Both sump pumps serviced. providing peace of mind. Laundry room has been insulated and drywalled with washer/dryer, utility sink, and walk-in closet. In 2024, (HVAC) Heat Pump installed with Air Cleaner, giving the house utility savings and air conditioning all summer long. Furnace was replaced in December 2017. Outside, enjoy a covered patio with extra space for firepit, fully fenced yard (wood and vinyl), storage shed, and extra yard space. The large driveway offers plenty of parking, while the heated double garage includes a workbench, cupboards, and room for 2 vehicles or toys. Perfect as a starter home or downsizing option, this property combines functionality, comfort, and a desirable location.

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