



GRASSROOTS
REALTY GROUP

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5821 44 Avenue
Red Deer, Alberta

MLS # A2256882



\$399,000

Division:	Waskasoo		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,240 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Partial
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Vinyl Windows

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

Inclusions: None

CUTE AS A BUTTON and Located in the much desired area of WASKASOO! All the expensive renovations have been done: Kitchen (2002), roof (2006), siding, windows, exterior doors, rear addition, Electrical panel, etc. The main floor features updated kitchen with breakfast nook and sit-up peninsula creating a super functional space with tons of countertop and storage. This area opens up into a perfectly sized living room and formal dining area. The main level also holds a master bedroom, main floor laundry and 4 piece bath as well as a large rear entrance and cute front entrance space, so there is lots of room for the shoes! Upstairs you will find two good sized bedrooms, perfect for the home office, the kids or a wonderful craft space. The basement is fully developed with a large family room, and a bedroom with an attached half bath - an ideal space for teenagers or guests. Outside you can enjoy the HUGE backyard with oversized single garage - a great space for your projects or parking out of the weather. Located within a two block radius from THE RED DEER RIVER, PARKS, TRAILS, two elementary and two high SCHOOLS. Walking distance to DOWNTOWN and SHOPPING, this area is highly sought after due to its location, maturity, and Super-sized Lots!! Great for a first time homebuyer, someone seeking simple main floor living or the savvy investor.