



GRASSROOTS
REALTY GROUP

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

**31 Bettenson Street
Red Deer, Alberta**

MLS # A2257139



\$398,500

Division:	Bower		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, On Street, See Remarks, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Other, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

This Fully Developed Bungalow offers 3 Bedrooms up / 1 down / plus a Generous Den downstairs that could easily function as a Fifth Bedroom [a Window can be added to make it Legal], creating the potential for a 5-Bedroom Home. This Home features a Nice Main Level Floor Plan. The home offers 2 Bathrooms; one on the Main and one Extra Large in the Basement. The main floor showcases a Walk-in Pantry and is already plumbed for Main Floor Laundry [an excellent feature for Future Suite Potential]. The kitchen is Large and Open, ideal for both Everyday Living and Entertaining. This Home is also Superbly Located Close to Transit / Walking Trails / All Essential Amenities / with Quick and Easy Access to Major Roadways in and out of the City / Situated on a Large Lot [offering the opportunity to add Extra Parking, supporting Legal Suite Qualification] / includes a Rear Detached Garage with a New Garage Door Opener Package / Newer Eavestroughs / Newer Furnace and Hot Water Tank within the last 4 years / New Flooring in approx. 90% of basement within the Last Month. Outdoor Spaces include a Ground-Level Rear Deck / Concrete Patio Area / and a Welcoming Front Deck with Stylish Metal Railing. Immediate Possession Available / Very Easy to Show on Short Notice!