



**GRASSROOTS**  
REALTY GROUP

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

**36 Page Avenue  
Red Deer, Alberta**

**MLS # A2257864**



**\$290,000**

<b>Division:</b>	Pines		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** Washer, Dryer, Microwave, Dishwasher, Refrigerator, Stove

Welcome to this fully developed half duplex in the desirable Pines neighbourhood of Red Deer. Offering 4 bedrooms and 2 bathrooms, this home is ideal for families, first-time buyers, or investors. This home comes with an updated furnace, newer windows, new doors, and many more updates. The functional layout provides comfortable living space with room for everyone. You'll appreciate the convenient location, just steps from schools, shopping, parks, and transit. With easy access to major routes, getting around the city is a breeze. A great opportunity to own in one of Red Deer's established neighbourhoods—affordable, well-located, and move-in ready.