



GRASSROOTS
REALTY GROUP

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**238 Davison Drive
Red Deer, Alberta**

MLS # A2258090



\$485,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, WINDOW COVERINGS, TV WALL MOUNT

FULLY DEVELOPED BUNGALOW WITH OVER 1350 SQ. FT. ABOVE GRADE ~ 22' x 20' DOUBLE GARAGE & GATED RV PARKING ~ SUNNY WEST FACING BACKYARD WITH A COVERED DECK ~ New roof in 2025 ~ Mature landscaping in the front yard offers eye catching curb appeal and welcomes you to this well cared for home ~ The bright and welcoming foyer has tile floors, a built in table and a generous size coat closet ~ The sunken living room has large windows overlooking the front yard that fill the space with natural light and features a cozy gas fireplace with a tile surround ~ More large windows in the spacious dining room that fill the space with natural light, with plenty of space to host large gatherings, and French garden doors to the covered deck spanning over 23' wide ~ The kitchen comes well equipped with plenty of light stained cabinets and ample counter space, and offers a built in desk, island loaded with drawers, full tile backsplash, window above the sink, and stainless steel appliances ~ Just off the kitchen is a mud room with a separate entry with access to the deck and conveniently located main floor laundry ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and offers a convenient 3 piece ensuite ~ 2 additional bedrooms are both a generous size and are located across from a 4 piece bathroom ~ The fully finished basement offers tons of additional living space including a massive family room, media room/flex space loaded with built in storage cabinets, 2 large bedrooms, a 3 piece bathroom, second laundry hook ups, and space for storage ~ Double attached garage with a new overhead door ~ The sunny west facing backyard is landscaped with mature trees, shrubs and perennials, has a concrete parking pad, and is fully fenced with an RV gate to the back alley ~ Located close to schools, parks,

playgrounds, walking trails and sports courts with easy access to all other amenities ~ Pride of ownership is evident!