



**GRASSROOTS**  
REALTY GROUP

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**91 Dawson Street  
Red Deer, Alberta**

**MLS # A2258785**



**\$349,900**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Stove, Fridge, Range Hood

LARGE 5 BEDROOM 3 BATHROOM HOME LOCATED IN DEER PARK ON A CORNER LOT. THIS HOME OFFERS 3 BEDROOMS ON THE MAIN, LARGE OPEN & BRIGHT KITCHEN, A NICE SIZED DINING ROOM FOR FAMILY DINNERS WITH PATIO DOORS TO THE BACK DECK. LARGE LIVING ROOM WITH GREAT NATURAL LIGHT AND A 4 PIECE BATHROOM ON THE MAIN, AS WELL AS A 2 PIECE ENSUITE IN THE PRIMARY BEDROOM. DOWNSTAIRS YOU WILL FIND 2 MORE NICE SIZED BEDROOMS AND A LARGE FAMILY ROOM AND 2 PIECE BATHROOM. THERE HAS BEEN SOME NEW FLOORING INSTALLED, IT HAS BEEN FRESHLY PAINTED & THE SHINGLES WERE REPLACED WITHIN THE LAST 2 YEARS. THERE IS A LARGE FENCED YARD WITH A DESIGNATED PARKING AREA. THIS HOME AWAITS NEW OWNERS TO ADD THEIR OWN PERSONAL TOUCHES TO CALL IT THEIR OWN.