



**GRASSROOTS**  
REALTY GROUP

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**51 Excell Street  
Red Deer, Alberta**

**MLS # A2259370**



**\$424,900**

<b>Division:</b>	Eastview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, stove, microwave-portable, dishwasher (as is)Blinds, window coverings, washer, dryer and chest freezer

WELDOME TO THE GREAT COMMUNITY OF EASTVIEW! This fully finished modified bi-level was built in 1992. It has 5 bedrooms and 3 bathrooms including a 4 pc ensuite. A very open floor plan with vaulted ceilings and large vinyl windows with a garden door off the kitchen leading to a 10 X 12 deck. Large kitchen with a NEW LG stainless steel fridge with water, NEW Samsung stove, hood fan & a portable microwave.. Dishwasher has never been used and is sold "as is". South facing back year. 2 more bedrooms downstairs with a huge family room and 3rd bathroom. New eaves troughs in 2024. Window coverings and blinds included. The chest freezer will stay. The air conditioner is not working, sold "as is". Off street parking for 2 vehicles. Close to a park, community hall, schools and shopping. Immediate possession is available.