



GRASSROOTS
REALTY GROUP

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**14 Oreston Close
Red Deer, Alberta**

MLS # A2259535



\$385,000

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Faces Rear, RV Access		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Dry Bar, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Shed

Discover the lifestyle you've been searching for in the heart of Oriole Park, one of Red Deer's most cherished communities. The expansive, private backyard is a true highlight, featuring a detached garage. This Backyard oasis is perfect for summer entertaining, and an included 'as-is' hot tub fully enclosed to help you unwind after a busy day. You can settle in immediately and start enjoying this incredible setting, as the heavy lifting has already been taken care of. Peace of mind comes standard with major updates like new siding 2021, Soffit and fascia 2020, New roof in 2012, updated windows in parts of the home 2016, brick for patio laid down in 2022, Trane furnace 2011, and sewer lines 2013. With walking trails, parks, schools, and a sought-after neighborhood and location. Whether your first time buyers, or investors, this isn't just a home—it's your ticket to a vibrant and convenient lifestyle.