



**GRASSROOTS**  
REALTY GROUP

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**79 Oak Street  
Red Deer, Alberta**

**MLS # A2259658**



**\$379,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge x 2, stove x 2, dishwasher x 2, microwave x 2, washer x 2, dryer x 2, window coverings & blinds, shed x 2.

This fully developed 4-level split home in Oriole Park offers enough space for a large family with two separate living areas, each with its own kitchen. This property is ideal for a family home or renting and is located on a corner lot with ample parking. Entering through the front door, you'll find a bright, spacious living room, and adjacent to it, a kitchen for the main living area. With a few stairs to the upper level, there is a primary bedroom with a 3-piece ensuite, two additional bedrooms and a 4-piece bathroom. This self contained area can also be accessed through a side door to the east. The hallway leads you to the separate kitchen and dining area. A few steps down to the illegal suite on the lower level has 2 more bedrooms, a 3-piece bathroom and utility room for laundry. Then comes the basement level with its own living room, 1 bedroom and full bath. The fully fenced yard and green areas around the house completed the look.