



GRASSROOTS
REALTY GROUP

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96 CARPENTER Street
Red Deer, Alberta

MLS # A2260482



\$400,000

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Up To Grade
Exterior:	Concrete, Metal Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: FRIDGE, STOVE, B/I MICROWAVE, DISHWASHER, ROD & BLINDS, SHED

Updated family home in CLEARVIEW MEADOWS! 5 BED, 3 BATH Home has seen extensive RENOVATIONS over the years. Nice central location close to lots of amenities - including great schools, recreational facilities (parks/playgrounds, ball diamond, Collicutt, ice rink and the wetlands only a short walk away) Brand new kitchen (island, cabinets, counters, appliances etc). Laminate/vinyl tile flooring, renovated bathrooms, paint, trim etc throughout the main floor. Newer VINYL WINDOWS throughout. On the main floor is an open concept kitchen/dining area. Beautiful ISLAND with BUTCHER BLOCK counter and seating. Room for a large dining table for those family celebrations. Patio doors off the dining room to a DECK (newer Duradek vinyl) with BBQ area and beautiful back yard. Well maintained. Bright South facing living room with WOOD BURNING FIREPLACE. Plenty of room to entertain. 3 BEDROOMS UP (all large/usable) and a 4pc bath. Bright primary bedroom has a custom designed 3 pc. ENSUITE w/ IN-FLOOR HEAT. On the lower level you will find the laundry room, massive bedroom, 4pc bathroom and a 5th bedroom/DEN and STORAGE area. SEPARATE WALK-UP ENTRY FROM THE BASEMENT to the back yard. Yard is FULLY FENCED (newer wood fence) with ALLEY ACCESS to the gravel PARKING PAD. Newer 8X8'S SHED a bonus for extra storage. PATIO area with FIREPIT. New F3 Fibre-optic available. New upgraded H/W tank 2024. Newer electric main underground. Tons of yard space/parking here, nice mature yard w/ trees plus room to make it your own!