



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**226 Glendale Boulevard  
Red Deer, Alberta**

**MLS # A2260823**



**\$374,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Glendale   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,089 sq.ft.   | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, On Street, RV Access |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Gazebo, Landscaped, Street Lighting                  |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile  | <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>   | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan |                   |     |

**Inclusions:** Fridge, stove, dishwasher-built in, microwave, washer (as is), dryer, window coverings, built in vac & attachments, garage door opener(2) and remotes, shed x2, ceiling fan(s), gazebo on back deck, gas bbq, fridge & deep freezer in garage (as is), Kinetico water system

Across from a treed boulevard sits this family style bi-level ready for new owners! A wide staircase leads to the main floor, with vaulted cedar ceiling and bright, open living space. Cozy living room has wood burning fireplace with mantle and room for comfy furniture. There is a bow window in dining area with handy storage bench and a u-shaped kitchen adjacent with beautiful black stainless steel fridge and stove, complete with double oven. There are lots of cabinets and counter space and a closet pantry for additional storage. Primary bedroom can accommodate a king sized bed and has a walk in closet. Main floor laundry is an entire room, with storage cabinets, shelving and rods for hanging! The 4 piece bathroom has an oversized vanity and jetted tub with shower. The basement provides a haven for teens, with 3 bedrooms (one with unfinished ceiling), a 3 piece bathroom with tiled shower and a perfect sized family room for socializing! The back door landing leads to a north facing backyard with huge no maintenance ground level deck (gazebo included!) 2 sheds and a cement pad for trailer/RV parking! 50 year shingles are 8 years old and new hot water tank in 2019. Close to shopping, bus stop and schools, this is a great property to call home!