



**GRASSROOTS**  
REALTY GROUP

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**18 Oreston Close  
Red Deer, Alberta**

**MLS # A2260839**



**\$359,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Off Street, Parking Pad, RV Access		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Other, Tile
<b>Roof:</b>	Asphalt Shingle, Metal
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), See Remarks, Suspended Ceiling, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Garage heater (not hooked up)

This well-kept bungalow on a quiet close in Oriole Park features 4 bedrooms, 2 bathrooms, and an oversized detached single garage with power overhead door, and a new metal roof (2024). The main floor includes three good-sized bedrooms, a renovated 4-piece bathroom, and a spacious living room with plenty of natural light from newer vinyl windows. The finished basement offers a fourth bedroom, second bathroom, and a large family room ideal for a theatre or games space, along with a massive laundry/furnace room for extra storage. Mechanical updates include shingles (2022) and a hot water tank (2022). The private backyard faces south west is fenced on three sides with mature bushes along the fourth, and there is a back alley, and space for up to 4 vehicles on the front driveway. Located just around the corner from Oriole Park Elementary School and only a 5-minute bike ride / 20-minute walk to Bower Ponds and Red Deer Golf & Country Club, this home offers convenience and outdoor recreation right at your doorstep