



GRASSROOTS
REALTY GROUP

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**B, 1 Eline Street
Red Deer, Alberta**

MLS # A2263665



\$324,900

Division:	Eastview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,089 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Shingle Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Laminate Counters, See Remarks		

Inclusions: Valuable and decent furniture can be included. Curtain rods and curtains shall be there for a new buyer. A new carpet has been proided.

Fantastic value in Eastview Estates! This spacious and fully finished 4-bedroom, 2-bathroom semi-detached home is ideally located close to schools, public transit, shopping, parks, and a church—perfect for families and commuters alike. The main floor features 3 bedrooms and a 4-piece bathroom, while the fully developed basement offers a large family room, additional flex space, a 4th bedroom, and a 3-piece bathroom. Enjoy sunny days on the south-facing rear deck, and take advantage of the rear parking pad. Appliances included: fridge, stove, dishwasher, washer, and dryer. Immediate possession is available. This home is not only a great choice for first-time buyers looking for an affordable and comfortable start, but also a smart investment opportunity—Eastview Estates is in high demand among quality tenants. The current owner, who appreciates a cultured lifestyle, is open to including quality furniture and décor upon request.