



GRASSROOTS
REALTY GROUP

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**86 Donald Close
Red Deer, Alberta**

MLS # A2263996



\$469,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, B/I dishwasher, B/I microwave, upright deep freeze in basement, second fridge in basement, laundry washer & dryer, all window coverings & blinds, garage door opener, garage door controller, garage heater, shed, hot tub and enclosure.

There is great value in this fully finished and spacious bi-level located on a desirable close in Davenport, featuring an oversized heated detached garage and RV parking. The home offers excellent curb appeal with a beautifully landscaped front yard complete with underground sprinklers, a rubber-coated walkway, and a welcoming front porch. Inside, the bright living room is filled with natural light from the large south-facing window and features hardwood flooring that extends through the hallways and bedrooms, as well as a vaulted ceiling that continues over the kitchen and dining area for an open, airy feel. The kitchen offers ample oak cabinetry and counter space, and the adjoining dining area accommodates a large table, perfect for hosting family and friends. The primary bedroom includes a walk-in closet and a 3-piece ensuite, while two additional bedrooms (one currently used as an office) and a 4-piece main bathroom complete the upper level. The fully developed basement offers a large family/games room, two more bedrooms, a 3-piece bathroom, laundry room with storage space, and the utility room. From the dining area, step out onto the covered back deck. The west deck stairs lead to a rubber-coated patio, under-deck storage, a large shed, and an 8-person hot tub with a covered enclosure, while the east stairs provide access to the RV parking area complete with a 30 AMP plug-in. The 22' x 27' heated garage features a high ceiling and overhead door. The oversized lot still has room remaining for additional trailer parking at the back. Updates and upgrades not yet mentioned include: central A/C, new shingles on the home in 2024, a new hot water tank in 2021, and a kitchen garburator. Ideally situated just steps from a green space, a nearby playground, and close to multiple schools, shopping, and the Collicutt Recreation Centre,

this home combines comfort, functionality, and outstanding value.