



**GRASSROOTS**  
REALTY GROUP

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**604 Terrace Park  
Red Deer, Alberta**

**MLS # A2264029**



**\$279,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Eastview              |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,170 sq.ft.          | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street            |               |                   |
| <b>Lot Size:</b> | 0.07 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard  |               |                   |

|                    |                        |                   |     |
|--------------------|------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks            | <b>Zoning:</b>    | R-H |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks            |                   |     |

**Inclusions:** Fridge, Stove, Washer, Dryer

This fully finished 2-storey home offers incredible value with 4 bedrooms and 2 bathrooms, making it ideal for families or a rental investment. The main floor features a bright and spacious living room, a functional kitchen, and a dedicated dining area — perfect for everyday living. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom. The finished basement includes the fourth bedroom and additional living space, offering flexibility for guests, tenants, or a home office. Located close to shopping, schools, parks, and walking trails, this home is in a convenient, family-friendly neighborhood. No condo fees and many recent updates make this a move-in-ready or rent-ready property!