



GRASSROOTS
REALTY GROUP

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**4 Howarth StreetClose
Red Deer, Alberta**

MLS # A2264998



\$399,900

Division:	Highland Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,867 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microhood, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener + Remote(s), Shed

Fully Finished 2 Storey Character Home with Detached Double Garage and an AMAZING view of the City! From the covered front porch, step inside this updated 1912 character home and into the open main floor. The living room features large windows, sitting room, and dining room with stained glass, and a built-in China cabinet. The spacious kitchen boasts plenty of cabinets and counter space as well as a butcher block island, stainless appliances and access to the fully fenced backyard. The main floor is complete with a 3-pc bathroom w/ clawfoot bathtub. Upstairs you will find the bright sunroom with a garden door to the south facing balcony overlooking stunning views of the City of Red Deer below (the perfect spot to watch the Canada Day & Westerner Days Fireworks). The primary bedroom features French doors and 3 closets. The 4-pc bathroom boasts a jet tub and separate shower. 2 additional bedrooms complete the upper floor. The basement is fully finished with a large family room, good size 4th bedroom w/ 2 closets, 3-pc bathroom, and laundry room. The mature yard is fenced, landscaped with plenty of perennials, shed, and RV gate. The detached double garage features an attached workshop and adjoining home office/studio. There's hardly anything in the home that hasn't been upgraded or replaced: privacy fence w/ gate and camera, some windows, flooring, bathrooms, appliances, furnace blower motor, plumbing, electrical, shingles, etc. This home is also a part of the Red Deer Historical Walking Tour and is the "Meredith Residence". Conveniently located at the end of a cul-de-sac, next to the paved city walking/bike path, walking distance to schools, the G.H. Dawe Community Center, shopping, and so much more!

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