



GRASSROOTS
REALTY GROUP

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69 Erickson Drive
Red Deer, Alberta

MLS # A2266026



\$374,900

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Gated, Off Street, Oversized, RV		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected
Features:	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE, SHED (2)

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 2 BATH BUNGALOW IN EASTVIEW ESTATES ~ LOCATED NEXT TO A WALKING, BACKING ON TO A PARK & PLAYGROUND ~ OVERSIZED FRONT DRIVE + REAR RV GATE ~ Just completed updates include; New vinyl windows, appliances, paint, lighting and flooring ~ Bright entry welcomes you to this recently updated home ~ The spacious living room is filled with natural light and offers sliding patio doors that lead to the deck and backyard ~ The updated kitchen offers a functional layout with ample counter and cabinet space, including a built in pantry, full tile backsplash, brand new stainless steel appliances, window above the sink and plenty of space for a large dining set ~ Separate entry just off the kitchen has built in cabinets and access to the backyard ~ The primary bedroom can easily accommodate a king size bed plus furniture and has ample closet space ~ 2 additional main floor bedrooms are located across from the oversized 4 piece bathroom ~ The fully finished basement has a large family room with built in shelving and storage ~ 4th bedroom has cheater door with easy access to the 3 piece bathroom that offers a walk in shower and linen closet ~ Laundry room with space for storage ~ The fully fenced backyard is landscaped with mature trees, shrubs and perennials, has a fire pit and includes 2 sheds ~ RV gate with access to the back alley ~ Walking trail on the side of the house leads to a playground just behind, with multiple other parks, playgrounds, green spaces and walking trails close by ~ Easy access to schools, shopping and all other amenities ~ Immediate possession and move in ready!