

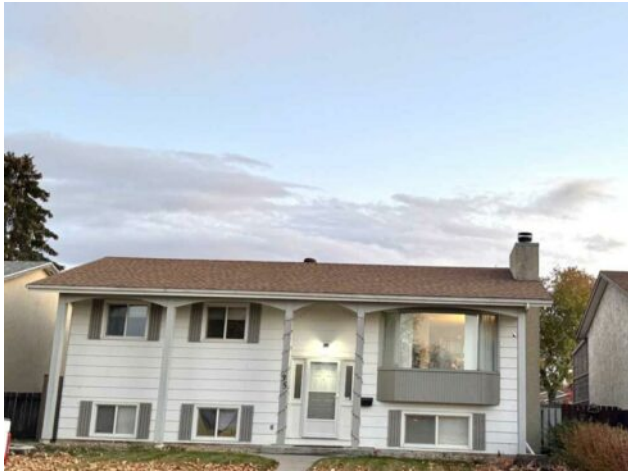


**GRASSROOTS**  
REALTY GROUP

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35 Oak Street  
Red Deer, Alberta

MLS # A2266134



**\$425,777**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oriole Park                               |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bi-Level                                  |               |                   |
| <b>Size:</b>     | 1,076 sq.ft.                              | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped          |               |                   |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Suite  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Siding | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Wood                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Separate Entrance  |                   |     |

**Inclusions:** 2x Refrigerator, 2x stove, 2x washer/dryer, 2x hood fan, dishwasher, garage door opener and control.

Check out this fantastic property. It is recently upgraded with new flooring, trim and paint. Bathroom upgrades as well. LEGALLY SUITED home with a park across the street. Featuring a massive 24 x 24 insulated, drywalled, and painted garage. There is also off-street and RV parking! Upstairs features generous living room and dining room areas. Patio doors off kitchen to covered, south-facing deck. There is an abundance of mocha-stained cabinets. 3 Bedrooms; 2 bathrooms upstairs with 2 pc ensuite off Master bedroom. Downstairs is a separate, 2 bedroom suite with large master bedroom and 4 pc bathroom. Good sized kitchen with lots of cupboards. Separate entrance off the back. Each suite has its own washer and dryer. Shingles are only a few years old. Furnace were replaced just a couple of years ago. , and has a newer hot water tank. It's a great home, isn't it! Shouldn't it be yours?