



GRASSROOTS
REALTY GROUP

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69 Hallgren Avenue
Red Deer, Alberta

MLS # A2266457



\$379,900

Division:	Highland Green Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Standard Shaped Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: TV in bedroom

ONE OWNER HOME IN HIGHLAND GREEN ESTATES FACING A PARK! This WELL CARED for home offers a big living room area with a beautiful electric fireplace and large bay window. Kitchen and dining have a french door leading to a good sized deck (with new deck boards), back yard and double detached garage - all new LG appliances! Also on the main you will find two good sized bedrooms, primary with a 3 pce ensuite and a 4 pce bathroom. Down is two large bedrooms, family room, laundry room, 2 pce bath, large storage space and utility room. You will love the newer windows (so much light) and doors, newer shingles (house and garage), furnace and hot water tank replaced in 2014. Enjoy no neighbours in front or behind! This home is very 'gezellig' as the Dutch would say - ready and waiting for the next family/couple/first time buyer to enjoy the comfort and coziness as much as the sellers! Appreciate the proximity to shopping and restaurants.