



**GRASSROOTS**  
REALTY GROUP

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**179 Douglas Avenue  
Red Deer, Alberta**

**MLS # A2266601**



**\$475,000**

<b>Division:</b>	Deer Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, etc.		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Recessed Lighting, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

Spacious family home on a massive lot in Deer Park! Just steps from a school, playgrounds, groceries, restaurants, the Collicutt Centre and so much more, this nearly 1500 square foot bi-level is a perfect place for a family. The huge 53x118' lot has RV parking and plenty of space to build an additional garage or shop out back, or just enjoy the large yard and upgraded composite deck as it is! Inside you'll find a large tiled entry that leads into a bright main floor with a huge living room and formal dining space, a well laid out kitchen and dinette space with tiled floors, and three nicely sized main floor bedrooms including the primary bedroom with its own private 3 pce ensuite bathroom. The basement is built for entertaining with a massive family and rec room space including a gas fireplace in the family room, 4th bedroom, 3 pce bathroom, and a finished laundry space. There's plenty of potential to develop an additional 5th bedroom in the basement if needed, and large windows keep the whole space bright. If you need storage, there's a dedicated storage room as well as additional space under the front entry. The 23x24 garage offers double doors and is insulated and drywalled. Upper floor has new paint, new shingles were just installed, and all poly-b has been removed in the home. Quick possession is available!