



GRASSROOTS
REALTY GROUP

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**21 Watson Street
Red Deer, Alberta**

MLS # A2267608



\$345,000

Division:	West Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,119 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Front Drive, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Sump Pump(s)		

Inclusions: Washer, Dryer, Central Vac w Attachments, Window Coverings, Fridge, Stove, Hood Range, Dishwasher, Deep Freeze, Sump Pump, Water Softener, Work Shop w. Attached Greenhouse, Metal Shed, Raised Planters, Wood Stove (outside), Fire Pit, BBQ, Built-in Shelving, Harvest Table, Patio Lights, Yard Lights, Eco-friendly Rain Water Capture System, Bird Feeders

Convenience meets affordability - this 2100+ sq ft of living space is sure to check those ‘hard to find’ boxes! Seeking a central location in a quiet neighbourhood but desire stress-free access in and out of the city?? Check! Searching for that young family layout but also want extra space to enjoy for years to come? Check! Need a move-in ready option with room to add value to your long term investment? Double check! Located within walking distance of multiple schools, including Red Deer Polytechnic and only minutes from South Hill amenities, Gasoline Alley and Red Deer Regional Hospital; this warm and inviting home is where you can see yourself for years to come. ~Explore the mature, private back yard - a picturesque setting to enjoy cozy fires, have the kids and pets run around without worry ~Entertain and create long lasting memories in the covered deck complete with BBQ, patio furniture, harvest table and ambient lighting ~Efficient kitchen layout with generous counter space ~Spacious living room with ample natural light ~Updated over the years with touches of retro character ~Front off-street parking ~Workshop with south facing greenhouse for the green thumb & hobbyist. Offering quick possession, 21 Watson is ready for its new home owners!