



GRASSROOTS
REALTY GROUP

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**96 Dawson Street
Red Deer, Alberta**

MLS # A2269613



\$439,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,781 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hoodfan, Blinds & Curtains in Sunroom, Garage Door Opener & Control, TV Wall Mounts, Kids Play Center

BEAUTIFULLY UPDATED FOUR LEVEL SPLIT IN DEER PARK! This spacious and versatile home features 5 bedrooms and 3 full bathrooms making it ideal for large or growing families. Inside, you'll find vinyl plank flooring throughout along with a bright, open layout that immediately feels like home. The sun-filled living/dining room offers soaring vaulted ceilings and a large bay window that fills the space with natural light. The galley style kitchen boasts lots of counter space & cabinets, undercabinet lighting and a window above the sink. Head upstairs where you'll find two generously sized bedrooms, four piece bathroom, and the primary bedroom, which includes a private 3-piece ensuite. The third level walkout is a true highlight with a garden door which leads to the enclosed 3 season room and private backyard. This level also features a spacious family room with a brick surround fireplace with mantle, bedroom, and a 3-piece bathroom with laundry space. The basement is completed and offers a fifth bedroom, ample storage and the utility area. The attached heated garage adds convenience, and the quiet, established neighborhood offers the perfect balance of tranquility and connectivity. Fully fenced and landscaped yard is a perfect area for the kids and pets to play safely. This is an incredible location, being just down the street from the park, close to schools, shopping, transit and much more. This is a great home, come take a look for yourself!