



GRASSROOTS
REALTY GROUP

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**81 White Avenue
Red Deer, Alberta**

MLS # A2270912



\$449,900

Division:	Westlake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Pantry, Steam Room, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, CENTRAL VACUUM ATTACHMENTS

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM 2-STOREY IN WESTLAKE ~ 24' X 22' DETACHED GARAGE ~ Beautifully landscaped front yard with mature trees and shrubs offer eye catching curb appeal ~ Covered front veranda with space for a sitting area overlooks the front yard ~ Bright foyer with tile floors welcomes you and leads to the open concept main floor ~ The living room features hardwood flooring, large windows offering natural light, and is centred by a cozy gas fireplace with stone surround, mantle and TV niche above ~ Easily host large gatherings in the spacious dining room with more large windows and a wall pantry ~ The kitchen offers a functional layout and features warm stained extended height cabinets with crown moulding, full tile backsplash, window above the sink and ample counter space ~ Mud room has a built in bench and cabinets offers easy access to the huge two tiered deck and backyard ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and has dual closets ~ Two additional bedrooms are also a generous size with ample closet space ~ Oversized 4 piece bathroom centrally located to the bedrooms with a linen closet for storage ~ The fully finished basement offers plenty of additional space and includes a large family room, office nook with a built in desk, 3 piece bathroom with a walk in steam shower, laundry with a sink and space for storage ~ Also includes: central vacuum, window coverings ~ The backyard is landscaped with mature trees, has a fire pit, garden shed and tons of outdoor living space on the massive two tiered deck with a glass enclosed gazebo ~ 24' L x 22' W detached garage is insulated, finished with painted drywall, slatwall and wood paneling, has built in shelving/storage, and back alley

access ~ Located on a tree-lined street and walking distance to multiple schools, parks, playgrounds, walking trails, Red Deer Poly, Heritage Ranch and with easy access to downtown and the highway ~ Immediate possession and move in ready!