

1-833-477-6687 aloha@grassrootsrealty.ca

81 White Avenue Red Deer, Alberta

Features:

MLS # A2270912



\$449,900

Division: Westlake Residential/House Type: Style: 2 Storey Size: 1,256 sq.ft. Age: 2004 (21 yrs old) **Beds:** 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: Water: **Public** Forced Air, Natural Gas Floors: Sewer: Carpet, Cork, Hardwood, Linoleum Public Sewer Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame R-N Foundation: **Poured Concrete Utilities:** Electricity Connected, Natural Gas Connected

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

Central Vacuum, Chandelier, Closet Organizers, Open Floorplan, Pantry, Steam Room, Storage, Vinyl Windows

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!