



GRASSROOTS
REALTY GROUP

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**6121 Hamilton Drive
Red Deer, Alberta**

MLS # A2273036



\$389,000

Division:	Highland Green		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,180 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Separate Entrance, Storage, Vinyl Windows		

Inclusions: None

Step into this classic 4-level split, filled with unmistakable 70s character and some thoughtful updates. The main floor greets you with soaring ceilings and large front windows that instantly open the space and set the tone for the home. Upstairs features three comfortable bedrooms, including a primary suite with its own private deck and ensuite. A full bathroom completes this level. The first lower level offers a warm and inviting family room centered around a gas fireplace, along with a fourth bedroom (note: no closet). The lowest level includes the laundry area, a 3-piece bathroom, plenty of storage, and a convenient staircase that provides direct access to the backyard, the garage, and all the way up to the main level. The deep 27.5' single attached garage offers excellent parking and workspace options. Outside, enjoy a large and private yard with newer fencing and a newer shed. Recent updates include shingles (2020), rebuilt rear and primary bedroom decks (2024), and fresh paint and lighting (2024). Located near the recreation centre, complete with a fitness facility, pool, library, arena, and water park, and within close proximity to schools, this home blends charm, function, and convenience in one inviting package. **Some photos are virtually staged**