



GRASSROOTS
REALTY GROUP

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**99 Dawson Street
Red Deer, Alberta**

MLS # A2273403



\$349,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Deer Park Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 947 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|-----------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: Appliances and building materials in the basement, garden shed.

Looking for your next project or investment? This home is located in one of Red Deer's best neighborhoods. Walking distance to schools, shopping and parks with an abundance of greenspace. New windows, shingles, eaves and soffits and fascia in 2022. New sidewalks in 2020, fresh paint and flooring on the main. The main floor offers 3 good sized bedrooms one bath, it's own separate laundry and a great open concept living area. The basement development has been started with the intention of building an illegal suite. Framing is completed and all of the appliances and construction materials in the basement stay with the house so you won't go cash poor finishing it, turning it back into a single family dwelling or continuing on with the current development plan.