



GRASSROOTS
REALTY GROUP

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**108 Brown Close
Red Deer, Alberta**

MLS # A2274602



\$349,900

Division:	Bower		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Parquet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Wood
Features:	Ceiling Fan(s), Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Shed, fridge in basement, garage door remotes

Lots of space and loads of potential! This 3 bedroom + den bi-level sits on a corner lot in a desirable Close with green space in the middle. The front entryway is spacious and the living room and kitchen are bright and open with some new windows and impressive vaulted ceiling. The u-shaped kitchen has lots of counter space and built in pantry. Good dining area with patio doors to back deck. 4 piece bathroom has tiled bath-tub & sky-light and both bedrooms are sized well with a 2 piece ensuite & double closets in the Primary. The basement has a separate entry and 1 bedroom, plus a den (needs a closet) with a 3 piece bathroom. Numerous windows let in lots of natural light and the good sized family room has a wood burning stove. Separate entry boot room area accommodates laundry with shelving and storage. The backyard is fully fenced and the detached garage is oversized with shelving and work benches. Close to shopping and transit and easy highway access!