



GRASSROOTS
REALTY GROUP

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44 Dale Close Red Deer, Alberta

MLS # A2276194



\$299,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Deer Park Estates | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow | | |
| Size: | 1,075 sq.ft. | Age: | 1992 (34 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La | | |

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|--------------------|---|
| Heating: | Forced Air |
| Floors: | Carpet, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Crawl Space |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation: | Wood |
| Features: | Ceiling Fan(s), Jetted Tub, Laminate Counters |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Inclusions: Washer and Dryer (AS IS)

Adult living at its best! Welcome to 44 Dale Close – a bungalow-style townhouse backing onto a park and located in a quiet close. Almost NO maintenance front yard with your own private, fenced backyard. This 50+ unit features two bedrooms and one bathroom with an oversized jetted tub. NO CONDO FEES!! Front living room with an East-facing, sunny bay window. The living room is combined with the dining room. The U-shaped kitchen has plenty of cabinet space. The 2nd bedroom (could also serve as a den/office) has a garden door out to the fenced backyard. You will enjoy the peaceful yard backing onto a park. Back, poured concrete patio is covered. The attached garage is fully finished and insulated. Convenient water tap and a handy utility sink. These properties don't come along very often. Take advantage while you can.