



**44 Dale Close  
Red Deer, Alberta**

**MLS # A2276194**

**\$299,900**



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

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

<b>Inclusions:</b>	Washer and Dryer (AS IS)
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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.