



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Dawson Street  
Red Deer, Alberta**

**MLS # A2276506**



**\$449,000**

<b>Division:</b>	Deer Park Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Other, See Remarks		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Basement refrigerator, pool table and accessories, fish in garage for outside pond, 1 garage remote

Great family home with a large community park across the the street! There are many desirable features with this home, including a great neighborhood, front heated double garage, and central A/C! The front entrance will welcome its new owners into a large ground level living room with vaulted ceilings, gas fireplace, and durable laminate flooring. Up a few steps is a dedicated dining area - perfect for family gatherings. The rear of the home includes a large kitchen with newer appliances, oak cabinets, and large island. There are is a full bath on this level plus 3 bedrooms including the spacious main bedroom with it's own ensuite. The basement is fully finished with a large family room, infloor heat, bedrooms, a full bath and laundry. The low maintenance rear yard is a mixture of pavers and stone work and has a koi pond (the fish are in the garage for the winter).