



GRASSROOTS
REALTY GROUP

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

**40 Nielsen Close
Red Deer, Alberta**

MLS # A2280115



\$409,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-38-27-W4
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Skylight(s), Suspended Ceiling		

Inclusions: Shed

Welcome to this 4 Bed, 3 Bath Bungalow with Double Attached Garage, across from Green Space! This home has been lovingly maintained over the years, and exudes comfort, peace, and quiet. The main floor features hard wood flooring throughout, and there is plenty of natural light given the large windows and skylight. The living room offers a wood burning fireplace, with decorative mantle, glass doors, perfectly framed by two large windows. The kitchen features plenty of cabinets, upgraded about 15 years ago, and offers a look through to the main living area, and access to the back deck. There are three bedrooms on the main floor, including the Primary bedroom with 3 piece ensuite and modest walk-in closet. Downstairs, you'll find one more bedroom, a 3 piece bathroom, along with plenty of space to entertain, including a fully developed wet-bar, recreation room area, and comfy family room with another wood burning fireplace (which has not been used at all). Most of the major items have been addressed over the years, including the Furnace & Hot Water Tank (about 5 years ago), Shingles & siding (about 3 years ago), and the main floor windows have been upgraded over the years. The Garage is fully drywalled, but not currently heated, and comes with a separate man door to the side yard. If you've been looking for a solid Bungalow, that is ready to go, this property is worth consideration!