



**GRASSROOTS**  
REALTY GROUP

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**6014 56 Avenue  
Red Deer, Alberta**

**MLS # A2280230**



**\$369,900**

<b>Division:</b>	Riverside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Separate Entrance, Tankless Hot Water		

**Inclusions:** 2 Fridges, 2 Stoves, 1 Washer, 1 Dryer

Recently renovated, legally suited bungalow located on a double lot. 3 bedrooms up with an upgraded 4-piece bath. Spacious kitchen and dining room with plenty of room for more cabinets. The 2017 legalized basement is fully finished with 2 bedrooms, a large storage room, separate laundry facilities (not shared), and a 3 piece bath. There is a separate entrance from the back of the home, with an enclosed boot room before heading down the stairs. The oversized single garage is dry-walled and heated (built-in 2002). Lots of parking in the mature yard with a parking pad beside and in front of the garage.