



**GRASSROOTS**  
REALTY GROUP

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**122 Allan Street  
Red Deer, Alberta**

**MLS # A2287729**



**\$235,000**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge As Is, Stove As Is, Washer As Is, Dryer As Is, Shed

Opportunity knocks in this well located duplex. Located in Anders with walking distance to the local school and playground this 4 bedroom home offers exceptional potential. Shingles were replaced approx 15 years ago, hot water tank is approx 2 years old, windows were replaced approx 15 years ago and furnace is approx 12 years old. The layout offers 2 bedrooms up and 2 down. There is a full bathroom on the main and a 2 piece in the lower level. The living room and kitchen and dining area have an abundance of natural light as they are south facing and there is a front deck. The lower level is bright with large windows and offers a good sized family room. The interior of the home is in need of work.