



122 Allan Street
Red Deer, Alberta

MLS # A2287729



\$235,000

Division: Anders Park

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 868 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 4 **Baths:** 1 full / 1 half

Garage: Off Street, Parking Pad

Lot Size: 0.09 Acre

Lot Feat: Back Lane

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-D

Foundation: Poured Concrete

Utilities: -

Features: 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.