



**31 Mitchell Avenue  
Red Deer, Alberta**

**MLS # A2288984**



**\$389,000**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Storage, Vinyl Windows		

**Inclusions:** Shelves in storage room and garage.

Beautiful and bright! This classic Morrisroe bungalow is clean and in fantastic condition! A bright and open front living room with hardwood flooring is a great place to unwind, there is a large kitchen and dining area at the rear of the home and 3 bedrooms on the main level makes it a perfect fit for young families or mature couples! The main bedroom includes a 2pce ensuite, and there is a full 4pce bath. A double garage connected to the side of the home takes care of parking needs, and the rear deck has a gas line for the BBQ! The basement offers a large family room, dedicated storage areas, 2 pce bath and a 4th bedroom! (window may not meet current code for egress) Just steps away from Annie L Gaetz Elementary and a short drive to downtown, this lovely home is ready for it's new owner!