



**7424 59 Avenue**  
**Red Deer, Alberta**

**MLS # A2292679**



**\$399,900**

<b>Division:</b>	Glendale Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Outside, Unpaved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Fridge and freezer in basement

Take a look at this incredible 5-bedroom, 2-storey home offered at under \$400,000 &mdash; a rare find and exceptional value for a detached home built in 2015. The open-concept main floor features a bright living room, functional kitchen, dining area, and a convenient 2-piece bathroom. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a private ensuite off the primary bedroom. The fully finished basement adds even more living space with 2 additional bedrooms, another bathroom, and a laundry area. Additional features include a high-efficiency furnace, high-efficiency hot water tank, a deck, and open yard space ready for your personal touch. This home is also close proximity to Starbucks, the G.H Dawe Centre, schools, parks & more! Opportunities like this to own a newer detached home with this much space at this price point are extremely rare.