



**24 McGill Street  
Red Deer, Alberta**

**MLS # A2294070**



**\$410,000**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<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, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, All Window Coverings, All Shelving, Garage Remote (1), BBQ With Gas Hook-up.

Welcome to 24 McGill Street, a highly versatile property designed to suit a wide range of lifestyles and opportunities. Situated on a quiet street in the desirable Morrisroe subdivision, this well-maintained 1,000 sq ft bi-level offers both functionality and flexibility. The main floor features a bright living room that flows seamlessly into the dining area and kitchen, creating an open and inviting space. Convenient main floor laundry is located just off the dining room. The primary bedroom is spacious and the second main floor bedroom has been outfitted with a vanity sink—an ideal setup for a home-based business or private workspace. Downstairs, you’ll find two additional oversized bedrooms, a second bathroom with a stand-up shower, and a comfortable lower-level living room complete with a cozy gas fireplace. A separate walk-up entrance provides direct access to the backyard, offering excellent potential for multi-use living arrangements. Step outside from the dining room onto the expansive 10’ x 20’ deck, complete with a gas hookup for your BBQ—perfect for entertaining. The detached 23.5’ x 21.5’ garage is both insulated and heated, making it ideal for year-round use. There is also a huge double swinging gate alongside the garage for your RV parking. Major updates completed just two years ago include the roof, soffit, furnace, hot water tank, windows, and rear basement entry door—providing peace of mind for years to come. With its thoughtful layout, separate access, and numerous upgrades, this property offers exceptional flexibility and value.