



**32 Greig Drive
Red Deer, Alberta**

MLS # A2294991



\$290,000

Division:	Glendale Park Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	833 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Veneer	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Separate Entrance		

Inclusions: Shed(as is)

Welcome to this warm and inviting bi-level half duplex nestled in a quiet neighborhood. This well-maintained home offers a thoughtful layout and plenty of space both inside and out. The main floor features a bright and inviting living room, a well-designed kitchen with ample workspace, and a spacious primary bedroom complete with a large closet. A second bedroom and a full 4-piece bathroom complete the upper level, making it ideal for comfortable everyday living. Downstairs, you'll find even more functional space, including a generously sized bedroom, a dedicated office, and a 3-piece bathroom. The furnace room features a lots of storage. The cozy lower-level living room is highlighted by a warm fireplace—perfect for relaxing in the evenings. There is also convenient separate door to the backyard. Step outside to enjoy the mature yard, offering abundant space for gardening or creating beautiful flower beds. The backyard also features a covered pergola—an ideal spot for outdoor dining or unwinding in any weather. The fence has been updated within the last 7 years, providing added privacy and peace of mind. This lovely home is perfect for first-time buyers, downsizers, or anyone looking for a comfortable property in a peaceful setting.