



**56 Elder Street  
Red Deer, Alberta**

**MLS # A2300175**



**\$389,900**

<b>Division:</b>	Eastview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Central Vacuum, Closet Organizers, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** DISHWASHER, GARAGE CONTROLS, REFRIGERATOR, WASHER/DRYER, WINDOW COVERINGS, STOVE

FULLY DEVELOPED BUNGALOW ~ 4 BEDROOMS, 2 BATHROOMS ~ DOUBLE DETACHED GARAGE ~ Mature landscaping and a stucco exterior offer eye catching curb appeal ~ Covered entry leads to a foyer with tile flooring ~ The living room features a large south facing window that overlooks the front yard and features a cozy wood burning fireplace with stacked stone and a raised hearth ~ The eat-in kitchen offers plenty of oak cabinets, ample counter space, window above the sink, full tile backsplash, large wall pantry and plenty of space for a dining table and chairs ~ Rear entry just off the kitchen/basement stairs has easy access to the rear patio and garage ~ The primary bedroom can easily accommodate a king size bed and has dual closets with mirrored doors ~ 2 additional bedrooms are located next to the 4 piece main bathroom ~ The fully finished basement offers a huge family room, a large 4th bedroom, laundry, 4 piece bathroom and space for storage ~ The backyard is landscaped, has a storage shed, and is fully fenced with back alley access ~ 24.5' L x 22' W detached garage is insulated, finished with painted drywall, has built in shelving and a workbench ~ No carpet in the home, newer basement flooring ~ Located close to multiple schools, parks, rec centres and walking trails with easy access to all other amenities.