



**35 Ellis Street
Red Deer, Alberta**

MLS # A2303899



\$317,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Eastview Estates | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,121 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: N/A

Looking to simplify life without sacrificing space or comfort? This charming bungalow is the perfect place to downsize and enjoy a slower pace. With a spacious layout, the home features two generously sized bedrooms and a 4 piece bathroom. There is an open galley style kitchen with plenty of cupboards. The open-concept living and dining area provides a welcoming space to relax or entertain. There is a large laundry area and a generous storage space by the entry to the garage door. Step outside through the back door and enjoy the peace and privacy of your own covered deck and backyard. There's room to garden, relax, or take advantage of the large shed for additional storage. The single attached garage provides protection from the elements and offers flexibility as a workshop or extra space if needed. Ideally located in a quiet, central neighborhood, this home is just minutes from shopping, groceries, walking paths, and the Collicutt Centre. Whether you're looking to retire, downsize, or simply enjoy low-maintenance living, this well-kept home offers an exceptional opportunity. Directions: