



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

430 Grassy Way  
Red Earth Creek, Alberta

MLS # A1241255



**\$189,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	High Ceilings, Laminate Counters		

**Inclusions:** N/A

Nicely located in a quiet neighborhood, this home features 2 nice size bedrooms, 2-4pc bathrooms, spacious kitchen and dining area , living room features vaulted ceiling and large windows, allowing plenty of natural light in. The 12' X 24' addition can be a great office/craft area as well as extra storage space. The furnace and hot water tank are less than 3 years old. Additional buildings include a shed , engineers shack as well as a double detached garage. For added convenience there is a drive-through driveway. Mobile and addition have new shingles in July 2022! This property now has HIGH SPEED INTERNET!!