



**5874 70 Street Drive**  
**Red Deer, Alberta**

**MLS # A2142679**



**\$249,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Paved, RV Access/Parking, Single Garage Detach		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

**CUTE AND COZY IN GLENDALE!** This well maintained raised bungalow offers three bedrooms and two full bathrooms and sits on a generous sized corner lot. Upon entry, you're greeted by a well appointed living room with south east exposed windows. The L-shaped kitchen is functional with lots of cabinets and counter space as well as room for a small dining table. Two spacious bedrooms and a well-three piece bathroom round out the main level. Head downstairs to the lower level which offers a large family room, third bedroom, four piece bathroom, cold storage, and large utility/laundry area. Outside, the large fully landscaped and fenced yard provides an ideal setting for summer enjoyment. Parking is a breeze with the large paved driveway offering room for an RV and a detached oversized single garage which is heated. Immediate possession is available, seize this opportunity to make this gem your own. Updates include newer shingles, high efficient furnace in 2016 and hot water tank in 2012. This home is a block away from the Aspen Heights Elementary School and just a short distance to shopping, restaurants and other great amenities.