



GRASSROOTS
REALTY GROUP

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**155 Ellenwood Drive
Red Deer, Alberta**

MLS # A2142781



\$409,900

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Dishwasher, 2 electric stoves, 2 fridges, 2 counter microwaves, range hood, stacking washer and dryer, washer and dryer, window coverings, garage door opener with remote, central vac,

Welcome to 155 Ellenwood Drive, where comfort meets convenience in a great neighbourhood close to shopping, schools, and recreation. This charming property not only boasts a spacious main floor with a vaulted living room ceiling and well-appointed kitchen, but also offers unique features that enhance its appeal. The main floor showcases three generously sized bedrooms, including a master bedroom with a 3-piece ensuite, and a convenient 4-piece main bathroom. French doors off the dining area lead to the back deck, offering a seamless transition to outdoor relaxation and entertaining. Laundry facilities on this level add to the practicality of the home. Downstairs, you'll find a developed and expansive living area complemented by abundant natural light through the large windows. This space is versatile, perfect as a family room, recreation area, or a cozy spot to unwind by the gas fireplace on winter evenings. There is a 4-piece bathroom and an additional oversized room which serves as a den or office, providing flexibility for your lifestyle needs. The basement also includes a well-equipped kitchen with ample storage and counter space, as well as a separate entrance leading to the rear yard. The basement suite is classified as illegal. Outside, enjoy your morning coffee on the east-facing back deck and savour the sunsets from the front, west-facing veranda. The landscaped and fenced lot is perfect for gatherings and outdoor activities. Secure parking and storage are provided by the double detached garage, along with an additional parking space located next to the garage. Additional updates include newer vinyl plank flooring, linoleum and carpet on the main level, as well as newer furnace, and water heater, offering peace of mind and added value to the property. Two sets of washers, dryers, fridges, stoves, and microwaves, ensuring convenience and flexibility for

everyday living are included. Don't miss your chance to own this versatile and conveniently located home! Please note furnished photos of living and bedroom have been virtually staged.