



GRASSROOTS
REALTY GROUP

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**91 Isherwood Close
Red Deer, Alberta**

MLS # A2168172



\$574,900

Division:	Ironstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	2006 (18 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Fr		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, Lev		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2-Fridges, 2-Electric Stoves, 2-Built-In Dishwashers, 2-Hood Fans, 2-Stacking Washer/Dryers, All Window Coverings, Garage Door Opener		

Check out this Very Unique Legally Suited Home on a Huge Pie Shaped Lot with RV Parking and Plenty of Room for a Second Garage. Each suite has 3 bedrooms and 1 bath, plus both have their own Laundry Facilities. All utilities are separated as well. The Main Floor suite uses the Double Attached Garage, plus it also has a storage area at the bottom of the stairs. Both Suites also have their own fenced yards, plus there is plenty of extra off street parking (7 to 8 Spaces on the rear parking pad). Each Suite is very bright an open with plenty of large windows. The Main Floor Suite has had the Carpet replaced and painted @ 3 years ago, and the Hot Water Tank is around 2 years old. The Basement Suite features 9’ Ceilings, and had about \$20K worth of upgrades that included; New Carpet, Completely Painted including the Ceilings, and a New On Demand Hot Water Tank in May of 2024. Close to Schools, Shopping, Recreation Facilities, and easy access out of the City makes this a Great Investment to ad to your portfolio.