



**19 Cole Street  
Red Deer, Alberta**

**MLS # A2196494**



**\$409,777**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Laminate Counters, Open Floorplan, Separate Entrance		

**Inclusions:** na

Spacious and grand and built to impress! A dreamy ranch you won't second-guess. Discover this expansive bungalow renovated to create an open floorplan. Gorgeous kitchen with endless countertops and full wall of tile backsplash behind the range. Sit up breakfast bar and recessed lighting to add extra sparkle. The main floor offers both a family room with biofuel fireplace and a living room, providing ample space for relaxation and gatherings. Complete with 3 bedrooms on main. New Carpet in back bedroom. A separate entrance at the back with direct downstairs access to a fully finished basement with games room, fourth bedroom and office with three-piece bath; add a window and you could have five bedrooms! Roomy laundry area and tons of storage. From your main floor family room, step out through patio doors to enjoy your spacious back yard with detached garage and ground floor deck with pergola. Nestled in a quiet location, close to parks and walking trails and amenities. Bonus: New Shingles installed in 2024. It's a great home isn't it! Shouldn't be yours?