



GRASSROOTS
REALTY GROUP

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

**17 Morris Avenue
Red Deer, Alberta**

MLS # A2205393



\$464,900

Division:	Morrisroe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,432 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener, garage door remote, sump pump, shed

Tucked into a peaceful area of Morrisroe, this beautifully maintained home offers exceptional value, functionality, and charm. With 4 bedrooms and 3 bathrooms, this thoughtfully designed property is ideal for families, offering a practical layout with 3 bedrooms on the main floor and 1 in the basement. **Property Highlights:** Located in a quiet, established neighborhood directly across from a beautiful green space with mature trees, providing a lovely treed view. Bright and welcoming interior with well-laid-out living spaces. Functional and attractive kitchen featuring a central island to maximize workspace and storage. Warm and inviting dining area with a stunning wood-burning fireplace and a classic mantle. Spacious family room in the basement, perfect for a rec room, play area, or media space. Generously sized bedrooms, ideal for families or hosting guests. Three full bathrooms provide comfort and convenience for a busy household. **Recent Updates Include:** Shingles (2019) Hot water tank Siding and select windows (2019) Heater in the garage (approximately 2021) **Exterior and Location Features:** Fully fenced backyard, ideal for children and pets. Detached garage with heating. Excellent curb appeal in a quiet, family-oriented area. Close to several schools, parks, and amenities, making it perfect for a growing family. This is a bright, well-cared-for home in a desirable Red Deer neighborhood, offering space, warmth, and a layout designed with family living in mind.