



**69 Erickson Drive
Red Deer, Alberta**

MLS # A2206039



\$359,900

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Gated, Off Street, Oversized, RV		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected
Features:	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE, SHED (2)

FULLY DEVELOPED 4 BEDROOM, 2 BATH BUNGALOW IN EASTVIEW ESTATES ~ LOCATED NEXT TO A WALKING, BACKING ON TO A PARK & PLAYGROUND ~ OVERSIZED FRONT DRIVE + REAR RV GATE ~ Bright entry welcomes you ~ The spacious living room has sliding patio doors that lead to the deck and backyard, with views of the park ~ The eat in kitchen offers a functional layout with ample cabinet and counter space, black appliances, window above the sink and a separate entry leading to the backyard ~ The primary bedroom can easily accommodate a king size bed plus furniture and has ample closet space ~ 2 additional main floor bedrooms ~ 4 piece bathroom ~ The fully finished basement has a large family room, 4th bedroom, 3 piece bathroom with a walk in shower and linen closet, laundry and space for storage throughout ~ The backyard is landscaped, has 2 sheds, RV gate with back alley access and is fully fenced ~ Located close to multiple parks, playgrounds, green spaces and walking trails with schools, shopping and restaurants all close by.