



GRASSROOTS
REALTY GROUP

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

6559 59 Avenue
Red Deer, Alberta

MLS # A2206999



\$450,000

Division:	Highland Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	1943 (82 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Office Desks, Built-in Shelves in Garage & Shop, Treehouse, Shed

Unique opportunity for a huge lot with a large home and 2 garages. With 4 bedrooms up and 5 bathrooms this home has plenty of space for a large family to spread out. There is an oversized attached heated garage 26 X 40 and a detached shop 24 X 38. There is a long driveway for RV or vehicle parking. There are towering trees providing excellent privacy in the backyard. Zoned multi-family, this property also offers many options for the savvy investor. Subdivision is an option that a buyer may want to check with the City on. Location is across from the recently renovated Dawe Centre with a swimming pool/water park and skating rink. In addition there are schools, playgrounds and a splash park. The property offers excellent access in and out of the city.