



GRASSROOTS
REALTY GROUP

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**70 Drummond Avenue
Red Deer, Alberta**

MLS # A2207119



\$539,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, otr microwave, Washer, Dryer, all window coverings, shed (2), garage door and remote (1), shelves in basement, a/c, sheds x 2

This Deer Park home checks all the boxes for space, comfort, and convenience. It offers 2,436 sq.ft. of finished living space, 3 Bedrooms with the potential for a 4th, 3 Bathrooms including an Ensuite, a Rec Room, a Kitchen with a corner Pantry, a Living Room with vaulted ceilings and a gas fireplace, upper-level Laundry, and an Attached Double Garage. Located close to parks, schools, and amenities, it's a practical choice in a well-established neighbourhood. The main floor is bright and welcoming, with large windows that let in plenty of natural light even on the gloomiest days. Vaulted ceilings give the space an open, airy feel, and the gas fireplace adds warmth and comfort. The Kitchen is designed for everyday living, with tons of counter space, storage, and room to cook, bake, and gather. All three Bedrooms are upstairs, including a spacious primary suite with a walk-in closet and full Ensuite. Laundry is conveniently located on the same level, making it easier to stay on top of chores. The finished basement offers even more flexibility—create a 4th Bedroom, set up a home gym, or enjoy the Rec Room just as it is. Outside, the fully fenced west-facing backyard is perfect for relaxing, entertaining, or playing with kids and pets. There's even a storage shed for all your tools and toys. Just steps from a huge park, this is your chance to call Deer Park home.