



GRASSROOTS
REALTY GROUP

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**23 Iverson Close
Red Deer, Alberta**

MLS # A2207312



\$459,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	fridge, stove, dishwasher, microwave, blinds, garage door opener and control, one freezer downstairs		

FULLY DEVELOPED 5 BEDROOM (3up, 2 down), 3 BATHROOM BI-LEVEL ~ HEATED 26' L X 24' W GARAGE + RV GATE ~ SOUTH FACING BACKYARD ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Open concept main floor complemented by soaring vaulted ceilings ~ The living room features a large picture window overlooking the landscaped front yard and is centred by a cozy gas fireplace with built in shelving ~ Archway leads to the dining room where you can easily host large gatherings ~ The kitchen offers a functional layout with plenty of warm stained cabinets, walk in pantry with built in shelving, window above the sink overlooking the deck and newer black appliances ~ Patio door with phantom screen leads to the partially covered south facing deck with a BBQ gas line and enclosed storage below ~ The spacious primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 4 piece ensuite ~ 2 additional main floor bedrooms are located across from the 4 piece main bathroom ~ The fully finished basement has large above grade windows and offers a huge family room with a corner fireplace with wood accents, 2 generous size bedrooms, a 4 piece bathroom with built in shelving, laundry and ample storage ~ The sunny south facing backyard has well established, high yielding fruit trees, raised garden boxes, and is fully fenced with an RV gate to the alley ~ 26' L x 24' W heated garage is finished with painted pine, has 220V wiring, built in overhead shelving and a garage door opener ~ Located close to multiple schools, parks, playgrounds, walking trails, and multiple shopping plazas with excellent amenities.