



**6209 Hamilton Drive  
Red Deer, Alberta**

**MLS # A2207759**



**\$349,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Linoleum, Vinyl

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Sump Pump(s)

**Inclusions:** TV mount

Prime Location! Fully Renovated with Modern Upgrades This beautifully updated home features an open floor plan with 4 bedrooms and 2 bathrooms. Renovated with new kitchen cabinets, almost new stainless steel appliances, fresh flooring, paint, and updated countertops, the modern neutral tones create a bright, inviting space. Move-in ready with all six appliances included, this home also offers key upgrades, including a hot water tank replaced two years ago and shingles only nine years old. The huge basement bedroom is perfect for a teenager, with a three-piece bathroom conveniently beside it. (Note: the basement bedroom window is not egress.) Enjoy the large, fully fenced yard with a new fence (2023)—ideal for kids, pets, or entertaining. Located next to GH Dawe School and the GH Dawe Community Centre facility, this home is perfect for active families. The facility includes a beautiful pool, water park, hot tub, steam room, sauna, arena, gym, fitness studio, meeting rooms, and an indoor track! With modern upgrades and major maintenance already done, this home is truly move-in ready. Above ground pool is included in purchase price. Don't miss this fantastic opportunity!