



GRASSROOTS
REALTY GROUP

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**22 Allan Street
Red Deer, Alberta**

MLS # A2212511



\$499,900

Division:	Anders Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,061 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Front Drive, Heated Garage, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Wood Windows		
Inclusions:	tv mount in the living		

Visit [REALTOR® website](#) for additional information. Welcome to this beautifully updated 4-level split, complete with a detached heated garage, large lot, plus RV parking—perfectly situated in one of Red Deer's most desirable neighborhoods. The spacious, open-concept main floor showcases wood-accented ceilings & expansive north- & south-facing windows that bathe the space in natural light. The kitchen is a showstopper, featuring a sleek tile backsplash, gas range with hood fan, plus new cabinets. 3 beds await on the third level, including a master with private access to the 4-pc bath. The second level offers a warm, inviting family room with a wood-burning stove & a fourth bedroom. The basement adds even more living space with a rec room & bonus pantry storage. Step outside to a backyard oasis, complete with a large deck & gas line for effortless BBQing. This is Anders living at its finest!