



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**124 Martin Close  
Red Deer, Alberta**

**MLS # A2288694**



**\$507,500**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Vinyl Windows		

**Inclusions:** nil

Welcome to 124 Martin Close, Red Deer, AB. A 5 bedroom, 3 bathroom Legally Suited property located in the highly sought after neighborhood of Morrisroe! Located on a large corner lot, this home has had tons of big ticket updates completed over the last number of years. The main floor legal suite features 3 bedrooms, 2 bathrooms, and an open concept living area. Some of the updates to the main floor legal suite include new laminate and tile flooring, new cabinetry including a large butcher block island, new subway tile backsplash, new fixtures and more! The lower legal suite has also had lots of updates, and features 2 bedrooms, 1 bathroom, an office space, and a generous sized living space/kitchen area! Both units have their own laundry, and the lot is massive which gives more than enough space for both legal suites to have yardspace. There is also a heated, double detached garage with 200v power adjacent to the home, and this property is close to tons of amenities and the location is superb! Many schools are closeby, shopping, parks and playgrounds, the Collicut Center, and it also has quick access to 32nd St. if you are headed to Red Deer Polytechnic or HWY 2. Both legal suites are currently occupied.