



GRASSROOTS
REALTY GROUP

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63 Elder Street
Red Deer, Alberta

MLS # A2314752



\$394,900

Division:	Eastview Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: NA

ALMOST 2,000SQ FT OF LIVING SPACE | 4 BEDS | 2 FULL BATHS | HEATED DOUBLE GARAGE | CORNER LOT | NO POLY-B Welcome to this charming and beautifully maintained bungalow situated on a desirable corner lot in Eastview Estates. With its inviting front veranda, heated oversized double detached garage, and numerous updates throughout, this home is move-in ready and waiting for its next owner. Recent improvements include POLY-B REMOVED, updated laminate flooring, retextured ceilings, kitchen enhancements, new closet doors, and a newer 4-piece main bathroom. Natural light pours through the large bay window in the living room, creating a warm and welcoming atmosphere. The bright kitchen features its own bay window overlooking the breakfast nook, making it the perfect place to enjoy your morning coffee. Step outside to the fenced side yard where you'll find a spacious no-maintenance composite deck, ideal for summer BBQs and relaxing afternoons in the sun. The main level includes two bedrooms and laundry hookups for single level living if desired. The fully developed basement offers additional living space, including a finished laundry room with new tile flooring, a 3-piece bathroom, a soundproof theatre room, and a generously sized third bedroom (non-egress window). Ample storage space completes the lower level. Conveniently located within walking distance to the elementary school and community hall, and just minutes from shopping, dining, and everyday amenities.