



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

71 Long Close Red Deer, Alberta

MLS # A2316487



\$394,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	862 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: All Light Fixtures.

Nestled on a quiet close in Red Deer's vibrant south end, this move-in-ready home offers the space, location, and convenience that growing families will appreciate. With schools, walking trails, shopping, parks, and the Collicutt Centre all nearby, daily life is made a little easier. The bright main floor features an open-concept layout that brings the kitchen, dining, and living areas together, creating a comfortable space for family dinners, entertaining, or keeping an eye on the kids while preparing meals. Two bedrooms and a beautifully finished bathroom with a tiled shower complete the main level. Downstairs, the fully developed basement adds two additional bedrooms and a second bathroom, providing plenty of room for children, guests, a home office, or hobby space. Fresh paint and updated flooring throughout give the home a clean, modern feel, while the south-facing yard offers ample space for backyard gatherings, or future garage development. Combining functionality, updates, and an excellent location, this is a property ready to welcome its next chapter. To inspire design possibilities, select images have been virtually staged while maintaining accurate room dimensions and layout.