



GRASSROOTS
REALTY GROUP

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104 Oak Drive
Red Deer, Alberta

MLS # A2325504



\$439,900

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Firepit, Sun Shade, Crank Deck Screen,		

This beautifully maintained bungalow has exceptional curb appeal and a host of desirable features that make it perfect for families and entertainers alike. The front deck is ideal for enjoying your morning coffee while soaking up the sun, taking in the mature lilacs, rhubarb and multiple perennials this space has to offer. The DuraDeck at the back is perfect for BBQ's, and is equipped with a screen and sunshade, creating an outdoor retreat. The fully fenced yard and hedges offer privacy and security for pets or children. There's a corner gravel pad with fire pit, mature raspberry bushes, herb garden, and 2 planter boxes, while still allowing room for a garage or RV parking. Stepping inside, you're greeted with a large entryway with a double closet for plenty of storage. The living room has large windows and a gas fireplace below the mantle for cozy gatherings. The kitchen features a central island, a corner pantry, and a built in wine rack. This space seamlessly adjoins the dining room, which offers views of the back and side yard. The master bedroom is enhanced by two large windows, a 3 pc ensuite, and a generous walk in closet. The second bedroom is equally spacious, complete with a large window and double closet, while a well appointed 4 piece bathroom completes the main level. The lower level is a newly developed open concept space, with modern vinyl plank, currently used as a theatre room with dimming lights, and a gym. The third and fourth bedrooms have plush carpet, double closets, and large windows, ensuring plenty of natural light. A spacious tiled laundry room comes equipped with a laundry sink, making laundry day a breeze with a new washer and dryer. A 4pc bath completes this level. This Bungalow is truly a gem, blending charm and modern living in a highly desirable location. This home is close to walking trails, parks, schools, and multiple

greenspaces. The upgrades in this home offer peace of mind and efficiency. Upgrades include new Fridge, HWT 2020, Furnace 2024, Sump pump with back up battery and alarm system, and New Washer and Dryer; and Dura Deck.