



GRASSROOTS
REALTY GROUP

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**23 Jacobs Close
Red Deer, Alberta**

MLS # A2326139



\$419,900

Division:	Johnstone Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,121 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: FRIDGE (2) , STOVE (2) , DISHWASHER, MICROWAVE (2) , WASHER (2) , DRYER (2), BLINDS

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL ~ DOUBLE DETACHED GARAGE ~ ILLEGALLY SUITED WALK-UP BASEMENT ~ BRAND NEW 35 YEAR SHINGLES JUST INSTALLED ~ Mature front landscaping creates curb appeal ~ Covered front entry leads to a sun filled foyer ~ Vaulted ceilings create a feeling of spaciousness ~ The generous size living room has updated vinyl plank flooring ~ The kitchen offers plenty of light stained cabinets, ample counter space including a raised eating bar, stainless steel fridge and stove, and a walk-in corner pantry ~ Host large gatherings with ease in the dining room with garden door access to the deck and backyard ~ The large primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a 4 piece ensuite and stackable washer and dryer ~ 2nd main floor bedroom is also a generous size and is conveniently located next to the 4 piece main bathroom ~ Lower level family room has large above grade windows, a third bedroom ~ 1 bedroom illegal suite with a full kitchen, 3 piece bathroom, laundry and walk-up access to the backyard ~ The backyard is landscaped, fully fenced with back alley access and space for storage below the deck ~ Double detached garage ~ Located close to multiple parks, playgrounds, walking trails and schools, with easy access to tons of shopping, dining and easy highway access ~ Move in ready!