GRASSROOTS REALTY GROUP

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37 Pamely Avenue
Red Deer, Alberta

MLS # A2327200

$375,000

Division:	Pines		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,810 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve,		

Heating:	Forced Air	**Water:**	-
Floors:	See Remarks	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Any attached or unattached goods remaining at the Property on Completion Day are included, if present, in "AS IS, WHERE IS" condition without representation or warranty.

The right location is something you can't renovate into a home. Tucked away in one of Red Deer's most sought-after neighbourhoods, this 1,810 Sq.Ft. bungalow presents a rare opportunity to create a home tailored to your own vision. Backing directly onto a beautiful treed reserve and situated on an impressive 9,934 Sq.Ft. lot, this is the kind of property that rarely becomes available. Whether you're dreaming of a timeless renovation or a completely reimagined living space, this property offers the opportunity to bring your ideas to life. Add in the 24x26 detached garage, and you'll have plenty of room for vehicles, hobbies, or additional storage. Enjoy the peace and privacy of a mature neighbourhood while being just steps from transit, schools, parks, shopping, and everyday amenities. With quick access to 67 Street, commuting across the city is simple while still enjoying everything The Pines is known for. Rarely does a property with this location, lot size, and potential become available. If you've been waiting for the opportunity to create your dream home in one of Red Deer's most established communities, this could be the one.

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