



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 Gordon Street
Red Deer, Alberta

MLS # A2328818



\$315,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity		

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Stand up Freezer

DEAL FELL DUE TO FINANCING

Affordable Detached Living! Here's your opportunity to get into the detached market with a spacious family home in Glendale Park Estates. Situated on a large pie-shaped lot, this bi-level offers room to grow both inside and out. The bright main floor features a spacious living room, three bedrooms, a renovated 4-piece bathroom, and a functional kitchen with plenty of space for everyday family living. Fresh paint and new laminate flooring give the upper level a clean, modern feel. Downstairs, the fully developed basement offers a fourth bedroom, a large flex room that could easily serve as a fifth bedroom, office, or hobby space, along with a partially finished bathroom complete with drywall, vanity, and toilet already installed—ready for your finishing touches. You'll also appreciate the newer washer and dryer, abundant storage, a workshop area, and a convenient cold room. Step outside to enjoy the oversized, fully landscaped and fenced pie lot featuring a brand-new fence and back deck with updated railings. There's plenty of room to build a future garage while still offering RV parking, an oversized driveway, and double gates that open to provide even more secure parking inside the yard. Recent upgrades include shingles (2023), stove, microwave and stand-up freezer (2024), a renovated main bathroom with new tub, vanity and toilet (2024), furnace and hot water tank (2024), new fence (2024), washer and dryer (2024), brand-new back deck and railings (2025), fresh interior paint (2025), new laminate flooring on the main level (2026), and TELUS Fibre Optic Internet installed (2026), giving buyers peace of mind that many of the major updates have already been completed. Located within

walking distance to schools, parks and playgrounds, and just minutes from shopping, restaurants, caf  s, public transit, recreation facilities, Taylor Drive, Highway 2 and Highway 11, this home combines the charm of a mature neighbourhood with outstanding convenience. Whether you  re a first-time buyer, a growing family, or an investor looking for excellent value, this move-in-ready property is a fantastic opportunity!