



GRASSROOTS
REALTY GROUP

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**4 Anders Street
Red Deer, Alberta**

MLS # A2329345



\$419,900

Division:	Anders Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Storage, Vinyl Windows, Wet Bar		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 4 BEDROOM, 2 BATHROOM BUNGALOW ~ DOUBLE DETACHED GARAGE ~ IMMEDIATE POSSESSION ~ Pride of ownership is evident in this well cared for home located in the desirable Anders Park neighbourhood ~ Mature landscaping, a covered front entry and a spacious front deck create excellent curb appeal and a welcoming first impression ~ The spacious living room is filled with natural light from the large south facing picture window overlooking the front yard ~ The bright dining space features a chandelier, board and batten feature wall, built in cabinets with a window seat and another large window above ~ The U-shaped kitchen offers refreshed cabinetry in a timeless sage green finish, ample counter space, newer stainless steel appliances and a large window above the sink overlooking the backyard ~ Rear mudroom with built in bench and storage offers convenient access to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed, has ample closet space and a convenient 2 piece ensuite ~ Two additional main floor bedrooms are conveniently located across from the updated 4 piece bathroom ~ The fully developed basement offers a massive family room with plenty of space for multiple seating areas, games table or home gym, plus a kitchenette with ample cabinets and counter space, subway tile backsplash, stainless steel oven and a pass through with bar seating to the family room ~ Fourth bedroom, laundry room with a sink and abundant storage complete the lower level ~ Some of the recent updates include shingles on the house and garage, flooring, and paint ~ The backyard is beautifully landscaped with mature trees, garden beds, a ground level deck, stone patio and plenty of grassy yard space for kids and pets to enjoy ~ Double detached garage is insulated, finished with wall panels,

and features a workbench, built in shelving and a window ~ Located close to schools, parks, playgrounds, walking trails, shopping and all other amenities with easy access throughout the city ~ Immediate possession and move in ready!