



GRASSROOTS
REALTY GROUP

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171 Douglas Avenue
Red Deer, Alberta

MLS # A2330231



\$509,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,697 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Stand		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: all appliances, all window coverings, central vac and attachments, shed, garage remote

BRIGHT, CLEAN AND CONVENIENTLY LOCATED in desirable Deer Park Estates! This immaculate 4-level split is a half-block from Holy Family School, and two blocks from Hunting Hills / Notre Dame High Schools, the Colicutt Centre and Deer Park Shopping Centre! This charming home welcomes you in with an open boot room, direct garage access and an open rail to the main level. Upstairs you will find 3 bedrooms and two full baths - the primary features a walk-closet and ensuite. The third level has a spacious great room, plus an additional full bathroom. The basement features a rec room, laundry room and 4th bedroom PLUS a massive storage area underneath the entire third level. The yard is beautifully landscaped, with rear covered deck, concrete pad, garden boxes, shed and gravel fire pit area. Completely fenced and ready to be enjoyed on those hot summer days! Updates include vinyl windows, all pex water lines, vinyl plank flooring, paint, fixtures, and 2/3 bathrooms updated! Conveniently located near walking paths and ample green space, in a neighborhood seeing positive growth!