



GRASSROOTS
REALTY GROUP

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**47 Patterson Crescent
Red Deer, Alberta**

MLS # A2330900



\$387,600

Division:	Pines		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	1976 (50 yrs old)
Beds:	7	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Front Yard, Landscaped, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, See Remarks		

Inclusions: Fridges x 9, Stoves x 2, Free Standing Microwaves x 2, 8 TVs, Window Coverings, All Shelving, Amana Washer & Dryer, LG Washer in Kitchenette, Sheds x 2, Sectional and Hide-a-Bed in the Living Room, Half of the Gate Between Houses 47 & 53, All Other Furniture Throughout the House Included in Purchase Price

SITUATED IN THE PINES, THIS BILEVEL HAS 7 BEDROOMS AND 3 BATHROOMS AND IS SITUATED ON A QUIET CRESCENT WITH A HUGE 59.7 FT X 154.8 FT LOT! This unique fully developed home has 3 bedrooms up and 4 down! Main floor kitchen with oak cabinetry and an adjoining dining area with a garden door out to a spacious deck. Bathrooms consist of a 4 Pce Bath and 3 Pce Ensuite on the main level, a 4 Pce Bath and a Combination Kitchenette/Laundry Room on the lower level...Each bedroom has a TV and Fridge... Furnace and HWT have been upgraded in recent years... There are two vacant bedrooms right now. All furniture and chattels are included in the purchase price...