



GRASSROOTS
REALTY GROUP

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**24 Johns Street
Red Deer, Alberta**

MLS # A2331123



\$399,900

Division:	Johnstone Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE (2), STOVE (2), WASHER (2), DRYER (2), MICROWAVE, DISHWASHE (2), WINDOW COVERINGS

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM 2-STOREY ~ ILLEGALLY SUITED WALK-UP BASEMENT ~ LARGE OFF STREET PARKING PAD ~ Covered front entry welcomes you and leads to a bright foyer ~ The living room features south facing windows that overlook the front yard and allow for natural light to fill the space ~ The arched entryway opens to a spacious kitchen with light stained cabinetry finished with crown moulding, plenty of counter space, a centre island with an eating bar, a pantry featuring built-in shelving, and a sun filled dining space with large windows that overlook the backyard ~ Mud room just off the kitchen has conveniently located laundry, and access to the 2 piece main floor bathroom ~ Huge deck spans the entire width of the home ~ The generous primary bedroom offers plenty of space for a king size bed and multiple pieces of furniture, features a large walk-in closet plus a cheater door to the 4 piece bathroom ~ 2 additional bedrooms located on the upper level are both a good size with ample closet space ~ The walk-up basement features an illegal suite with a private entrance from the backyard. Inside, you'll find an L-shaped eat-in kitchen with light stained cabinets that opens to the living room, creating a functional living space, plus 1 bedroom, a 4 piece bathroom, and private laundry ~ The backyard is fully fenced with back alley access, landscaped, and has a concrete patio just off the walk-up basement entrance ~ Large off street parking pad has space for multiple vehicles/potential RV parking ~ Located in Johnstone Park, steps to multiple parks, playgrounds and walking trails, walking distance to multiple schools, rec centres and tons of shopping, dining, and all other amenities.