



GRASSROOTS
REALTY GROUP

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50 Grant Street
Red Deer, Alberta

MLS # A2331252



\$329,900

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,145 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-38-27-W4
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Separate Entrance		

Inclusions: Shed, Refrigerator (downstairs), Large Deep Freeze

A superb option for entry into home ownership! Here is a 4 Bedroom, 3 Bathroom 4 level split, with side patio & walk-up to the back yard. Main floor features on open design, complete with living room anchored by a wood burning fireplace & huge windows, kitchen accented by quartz countertops, stainless steel appliances, dark kitchen cabinetry, and full tile backsplash. Rounding out the main floor, the dining area also comes with access to the patio. Upstairs is home to the Primary Bedroom with 2 piece ensuite, as well as 2 more bedrooms service by a 4 piece bathroom. The lower level features another bedroom, den area, recreation room, and a walk-up entrance to the back yard. Finally, the basement level offers another 4 piece bathroom, Laundry area with sink, and plenty of room for storage. For those with a green thumb, the landscaping is well established. Lots of upgrades over the years, including upper windows and doors, shingles, and granite counter tops (2011), H/W tank (2022), Furnace in 2023. Plumbing is copper, and electrical is believed to be original.