



**GRASSROOTS**  
REALTY GROUP

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6014 56 Avenue  
Red Deer, Alberta

MLS # A2332064



**\$359,900**

|           |                                                                    |        |                   |
|-----------|--------------------------------------------------------------------|--------|-------------------|
| Division: | Riverside Meadows                                                  |        |                   |
| Type:     | Residential/House                                                  |        |                   |
| Style:    | Bungalow                                                           |        |                   |
| Size:     | 1,101 sq.ft.                                                       | Age:   | 1958 (68 yrs old) |
| Beds:     | 5                                                                  | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |        |                   |
| Lot Size: | 0.18 Acre                                                          |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Private, Rectangular Lot          |        |                   |

|             |                                                                                       |            |     |
|-------------|---------------------------------------------------------------------------------------|------------|-----|
| Heating:    | High Efficiency, Forced Air, Natural Gas, Radiant                                     | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                             | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                       | Condo Fee: | -   |
| Basement:   | Full                                                                                  | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                                                                    | Zoning:    | R-L |
| Foundation: | Poured Concrete                                                                       | Utilities: | -   |
| Features:   | Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows |            |     |

**Inclusions:** 2 Fridges, 2 Stoves, 1 Washer, 1 Dryer, 1 stacked washer/dryer

Recently renovated, legally suited bungalow located on a double lot. 3 bedrooms up with an upgraded 4-piece bath. Spacious kitchen and dining room with plenty of room for more cabinets. The 2017 legalized basement is fully finished with 2 bedrooms, a large storage room, separate laundry facilities (not shared), and a 3-piece bath. There is a separate entrance from the back of the home, with an enclosed boot room before heading down the stairs. The oversize single garage is dry-walled and heated (built-in 2002). Lots of parking in the mature yard with a parking pad beside and in front of the garage.