



GRASSROOTS
REALTY GROUP

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57 Page Avenue
Red Deer, Alberta

MLS # A2333730



\$479,000

Division:	Pines		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Sloped Up, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Range, Washer & Dryer, All Window Coverings, All attached shelving, TV Mount(s), Garage door opener & 2 remotes, Shed, Greenhouse

Nestled in the highly sought-after neighbourhood of The Pines and backing directly onto a beautifully treed reserve, this fully finished bungalow offers privacy, space, and a thoughtfully updated interior. The bright open concept main floor is highlighted by beautiful birch hardwood flooring, a spacious dining area with tray ceilings and a large picture window. The sunken living room features vaulted ceilings, a skylight, a corner gas fireplace and patio doors leading to the rear deck with BBQ gas line. The expansive kitchen is designed for both everyday living and entertaining with rich cherry cabinetry, full tile backsplash, stainless steel appliances, a large island with a lowered eating bar, plus an additional breakfast bar overlooking the living room. The spacious primary bedroom easily accommodates a king-sized suite and features a 3-piece ensuite, while a second bedroom, versatile den, and updated 4-piece bathroom complete the main level. Downstairs, the fully finished basement provides exceptional additional living space with a large family room featuring vinyl plank flooring, built-in cabinetry and a dry bar, along with a third bedroom, spacious 4-piece bathroom with an oversized tub, a generous laundry room with shelving and cold storage and an abundance of additional storage. Recent updates include new shingles on both the house and garage (2022), a new garage door, and paint touch-ups throughout. Surrounded by mature trees and offering a peaceful backyard setting, this is a fantastic opportunity to own in one of Red Deer's most desirable neighbourhoods.