



GRASSROOTS
REALTY GROUP

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78 Duston Street
Red Deer, Alberta

MLS # A2333809



\$359,000

Division:	Deer Park Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,191 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Common, Outside, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-38-27-W4
Exterior:	Mixed, See Remarks, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: FRIDGE, STOVE, WINDOW COVERINGS, WASHER, DRYER, SHED, BI VACUUM

Welcome to 78 Duston Street! This a half duplex in the desirable Deer Park neighbourhood! Whether you're looking for a home, this property offers outstanding flexibility. The main floor features 2 spacious bedrooms, 1 full bathroom and an walk trough closet to 3 Pc en suite. The open-concept layout where the kitchen flows into the dining area, while the bright living room overlooks the front yard and a deck. Off the dining area you'll find a beautiful north-facing deck overlooking the landscaped backyard, making it the perfect place to relax or entertain. The lower level has its own private entrance and offers 1 bedroom, 1 full bathroom, a kitchenette and access to a shared laundry room located in the unfinished utility area. The unfinished section also provides additional storage space for both occupants. Both the main floor and basement are currently occupied. Utilities are not separately metered and are currently shared between the occupants or paid by the owner. Outside, pride of ownership is evident. The yard has been beautifully landscaped with lush grass, mature shrubs, decorative curbing in both the front and back, a freshly redone gravel pad at the back, Beautiful sidewalk and a good-sized storage shed. The lot is generously sized for a duplex. While the backyard is not currently fenced, one side has already been completed, making it simple for a new owner to fully enclose the yard if desired. Location is another outstanding feature. Deer Park School is within walking distance, making it ideal for families. The Collicutt Centre is only a few short blocks away, offering fitness facilities, swimming, skating and recreational programs. Shopping, restaurants, convenience stores, gas stations, and other everyday amenities along 30th Avenue are also just minutes away. The home has been well maintained and does not require immediate

renovations. This is a fantastic opportunity to own a versatile property in one of Red Deer's most sought-after neighbourhoods. This duplex is well worth your consideration.