



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Dale Close
Red Deer, Alberta

MLS # A2335016



\$310,000

Division:	Deer Park Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,029 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: N/a

Welcome to 28 Dale Close, a rare opportunity in a quiet 55+ community in desirable Deer Park. This one-owner, 1,029-square-foot bungalow offers comfortable single-level living with two bedrooms, one full bathroom, a functional crawl space and an attached single garage. Situated on an impressive reverse-pie lot backing green space and Holy Family School, the property features an exceptionally large, fully fenced backyard with beautiful mature landscaping—an ideal setting for gardening, relaxing, entertaining or enjoying time with family and friends in the west while enjoying those beautiful summer sunsets. The home has been well loved and is ready for its next owner to add their own personal touches and updates. Tucked away in a peaceful close where homes rarely become available, this convenient location is close to groceries, shopping, scenic walking trails, the Collicutt Centre and everything Deer Park has to offer. Whether you are downsizing or looking for a manageable home in a welcoming adult community, this property offers outstanding potential, an incredible yard and a location that is difficult to beat.