



GRASSROOTS
REALTY GROUP

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134 Douglas Avenue
Red Deer, Alberta

MLS # A2335920



\$434,900

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,235 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions:	na
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Great location, close to the schools, playground and across from the green space. Appealing neighborhood with shopping, schools and recreation center all close by with the transit system for your convenience. Three level split with a great floor plan to include open design with vaulted ceilings, very large living room and a spacious lower level family room. Relax with the added comfort of a gas fire place on the lower level family room complete with built in book shelving and the 4th bedroom. A laundry room is combined with a 2 PC bathroom and could facilitate room for a shower. Kitchen features stainless steel fridge and a gas stove. Upper floor has 3 bedrooms with the primary featuring his / her closets and a 3 Pc ensuite, 4 PC main bathroom. Many upgrades over the years to include windows, flooring, paint, trim, furnace, hot water tank and more. Enjoy this tranquil setting of this beautiful treed and very private back yard. Enclosed with vinyl fencing and 2 decks, composite and wood, concrete curbing, rock garden, variety of trees and landscaping make this a great setting. Storage shed included and finished drywalled and heated garage. Quick possession is possible.