



GRASSROOTS
REALTY GROUP

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1 Forest Close Red Deer, Alberta

MLS # A2338842



\$354,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Metal

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: A/C and B.I. Vac are both As Is.

LEGALLY SUITED!! Here's a great opportunity to add to or start your investment portfolio. The upper suite has 2 bedrooms and a full bath, plus a large living room combined with the dining and kitchen area. The lower suite has 1 bedroom and a kitchen, storage room, a large living room and 4pc bath plus vinyl windows and a sprinkler system for fire suppression. There is low maintenance vinyl flooring both up and downstairs. The large yard backs onto a treed reserve and walking trails, plus there is a double detached garage (one door doesn't operate) and parking pad off of the rear alley. There is shared laundry at the side entrance foyer, a newer metal roof has been installed on the house and garage, and the front window was replaced 2 years ago. This is a desirable and quiet neighborhood, close to schools, shopping, Bower Ponds and Great Chief Park!!