



**GRASSROOTS**  
REALTY GROUP

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**33 Eggleton Street  
Red Deer, Alberta**

**MLS # A2340271**



**\$310,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Eastview Estates           |               |                   |
| <b>Type:</b>     | Residential/Duplex         |               |                   |
| <b>Style:</b>    | Attached-Up/Down, Bi-Level |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.               | <b>Age:</b>   | 1991 (35 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                   |
| <b>Lot Feat:</b> | City Lot                   |               |                   |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                       | <b>Zoning:</b>    | R-D |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan, Vaulted Ceiling(s) |                   |     |

**Inclusions:** All existing appliances and window coverings (AS IS)

Welcome to this well maintained duplex! The main floor features beautiful vaulted ceilings, fresh paint, well maintained laminate flooring, and a bright, functional layout. The kitchen has been thoughtfully refreshed and modernized, featuring oak cabinetry and a lovely archway that creates a seamless flow into the adjoining living space. Step outside through the sliding screen door onto the spacious deck and enjoy the peaceful surroundings of this quiet neighbourhood. The upper level offers three well appointed bedrooms and a full bathroom. Downstairs, you'll find a large living area, functional kitchen with lots of storage, two additional bedrooms, a bathroom, and large windows. The yard is low maintenance and designed for easy enjoyment, with a large deck and convenient rear parking. Notable updates include a newer roof (2016) and newer windows (approximately 2021). A great opportunity with plenty of space, functionality, and potential!