



GRASSROOTS
REALTY GROUP

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5012 38A Avenue
Red Deer, Alberta

MLS # A2343611

\$384,900

Division:	Michener Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Level, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Natural Woodwork, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: N/A

This little gem awaits its new owners! Offering four bedrooms, three bathrooms and ABUNDANT NATURAL LIGHT. The beautiful kitchen is a standout offering STAINLESS STEEL APPLIANCES, an abundance of HICKORY CABINETRY, and plenty of storage and workspace- perfect for everyday living! The spacious primary bedroom easily accommodates KING SIZE FURNITURE and features enormous closet plus a beautiful 2-piece ensuite. Two additional bedrooms and a four-piece bath complete the main level. Downstairs, the FULLY DEVELOPED BASEMENT provides exceptional additional living space, including a large fourth bedroom- three-piece bathroom and a generous family room-ideal for family nights. Outside you'll love the FULLY FENCED WEST FACING BACK YARD, complete with a mature apple tree and a 24x24 concrete pad ready for a future garage. There's still plenty of room to enjoy summer evenings, garden, play and entertain. The list of updates include: brand new microwave, new shingles (2 weeks old) newer lighting, main floor just painted, newer hot water tank, air conditioning, giving you added comfort and peace of mind. LOCATION is another WONDERFUL FEATURE. A green space and children's park are directly across the road, while three schools and beautiful walking trails are all within easy walking distance. Situated in a mature welcoming neighborhood, this home offers the perfect combination of CONVENIENCE, AFFORDABILITY, AND COMMUNITY! Immediate possession, come and see why this charming bungalow could be the perfect place to call home!