



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6749 59 Avenue
Red Deer, Alberta

MLS # A2344682



\$324,900

Division:	Normandeau		
Type:	Residential/House		
Style:	Bungalow		
Size:	853 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Workshop in C		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Concrete, Laminate, Vinyl
Roof:	Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, All Window Coverings, Chest Freezer

Welcome to this well cared for home in Normandeau, offering a great opportunity for first-time buyers or investors looking for space, updates, and a large lot in a mature neighbourhood. Located close to schools, shopping, and with easy access to 67th Avenue, this home offers everyday convenience in a well established area. The main floor offers an updated kitchen with bamboo block countertops, newer appliances, and refreshed cabinetry, along with updated vinyl plank flooring and a renovated bathroom. A bright living area and spacious primary bedroom complete a comfortable, functional layout. The partially finished basement adds valuable living space with a second family area and two additional bedrooms, providing flexibility for family, guests, or potential rental use. Situated on a nearly 9,000 square foot lot, the outdoor space includes a private garden and a double detached garage, along with a rear parking pad with room for up to four additional vehicles. With key updates already completed, air conditioning and plenty of space inside and out, this home comes pre-inspected and is ready for its next chapter.