



GRASSROOTS
REALTY GROUP

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20, 27305 391 Township Road
Red Deer, Alberta

MLS # A2345938



\$540,000

Division:	Central Park		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,230 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway-Circular		
Lot Size:	1.01 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Many Trees, No Neighbours Behind, Priv		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: 4-39-27-W4

Zoning: R-A

Utilities: -

Inclusions: N/A

Visit REALTOR® website for additional information. If acreage living has been on your mind, this is the kind of affordable opportunity that makes it feel within reach. Located in Central Park just off the C&E Trail in Red Deer's northern city limits, this 1.01-acre property offers the space and privacy of acreage living while keeping the convenience of being in the city limits. Mature trees create a private setting with no neighbours directly behind, while the 16' x 16' deck gives you a great place to relax and enjoy the views. There's also a fire pit for evenings outside, a shed for extra storage, and plenty of room for a garden or other outdoor plans. A 24' x 24' double detached garage adds valuable parking, storage and workspace. Inside, the bungalow offers a bright and spacious main living area, highlighted by a large bay window that brings in plenty of natural light and gives the living room an open, welcoming feel. The adjoining dining area and kitchen keep the main floor practical and connected, with plenty of room for everyday living. There are three bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite, along with a full main bath and convenient main-floor laundry. Downstairs, the partially finished basement adds a large rec room, office and bonus space, along with storage area, giving you useful additional room with flexibility to finish or adapt it to suit your needs. And there's more to acreage living in Red Deer's Central Park neighbourhood than simply having land of your own. You're on city water, and the community offers a community hall, playground, baseball diamond and a hockey rink in the winter. It's an affordable opportunity to enjoy an acre of your own, more privacy, room to spend time outside and a community setting, all while staying right in Red Deer. *SOME PHOTOS

INSIDE THE HOME HAVE BEEN VIRTUALLY STAGED.