



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

116 Reichley Street
Red Deer, Alberta

MLS # A2347136



\$524,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door opener & 2 controls, shed.		

A large two storey with a front attached double car garage. The curb appeal is accented by the covered front veranda. The front entryway greets you with gleaming hardwood floors that run throughout the home and peek through archways to the living room that features a gas fireplace. White kitchen cabinets are complemented by full tile backsplash, a garburetor, a corner sink with double windows, a pantry and a sweep vac pan. The eating area has patio doors out to the 2 tiered deck. There is a powder room and a laundry area with cupboards above for additional storage. Follow the hardwood stairs up to the expansive bonus room with soaring double vaulted ceilings and large windows. The king sized primary bedroom has a fan, decorative ceiling crown moulding, a walk-in closet, blackout blinds and a 4 piece tiled ensuite with a tile surround jet tub & a separate shower. There are two more bedrooms (one with carpet and one with laminate flooring). The basement is ready for your development with the framing complete for a family room (two newer windows), a 4th bedroom and a bathroom rough in. The backyard is fully fenced with a shed and two tiered deck. The home has air conditioning. Upgrades include: 2023: New fridge, stove and microwave. Basement windows have been replaced. 2015: hardwood, toilets, tile, shingles and garburetor. 2024: A/C. The garage has roughed-in gas. A great location just steps away from parks and the ODR.