



GRASSROOTS
REALTY GROUP

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6913 59 Avenue
Red Deer, Alberta

MLS # A2347233



\$599,900

Division:	Glendale		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,645 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage		

Inclusions: Stove x2, Fridge x2, Dishwasher x2, Garage Door Opener, Garage Door Remote

Built in 2023 and LEGALLY SUITED, this 5 bedroom, 3 bathroom modified bi-level offers a unique and versatile layout on a generous 7,267 sq. ft. corner lot in Glendale. The main and upper levels feature 3 bedrooms and 2 bathrooms, centred around a bright, open-concept kitchen, dining and living area with pantry and breakfast bar. Two bedrooms and a full bathroom are located on the main level, while the primary bedroom is privately positioned above the garage and features a walk-in closet and 3-piece ensuite. A covered deck off the dining area overlooks the fenced and landscaped yard, while the attached double garage with in-floor heat provides comfortable year-round parking and storage. The fully developed lower level features a separate exterior entrance, spacious kitchen and living area, 2 bedrooms, a 4-piece bathroom and dedicated laundry. Outside, the corner lot provides additional parking with a separate parking pad and distinct yard areas. With modern construction, a legal suite, excellent parking and a thoughtfully separated floor plan, this property offers an exceptionally functional setup in a convenient location close to parks, playgrounds, schools and shopping.