



GRASSROOTS
REALTY GROUP

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165 Greig Drive
Red Deer, Alberta

MLS # A2348150



\$353,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer - ALL APPLIANCES SOLD AS IS, Window Coverings (except the bedroom curtains), Storage Shed, Garage Door Opener (no controller).

Welcome to this maintained 2-storey home in Glendale, offering a practical layout, generous living space, and several important updates already completed. With 3 bedrooms, 3 bathrooms, a finished basement, attached single garage, and additional off-street parking or perhaps RV parking, there's plenty of room for a family to settle in and make it their own. The main floor offers a comfortable open-concept layout, with the kitchen overlooking the dining area and living room. A wood-burning fireplace adds a cozy touch to the living space. A 2-piece bathroom, garage access, and two separate doors to the backyard add convenience to the main level. Upstairs, all three bedrooms are generously sized. The primary bedroom offers an uncommon amount of storage with three closets, along with an updated 2-piece ensuite. An updated 4-piece bathroom completes the upper level. The finished basement provides additional flexibility with a family room, office, and laundry/utility room. A new furnace and hot water tank were installed in 2026. Other notable updates include most windows and the siding, completed approximately in 2019. The shingles are approximately 11 years old. Outside, the fully fenced backyard includes a storage shed and an east-facing deck, creating a nice space to enjoy the warmer months, but also wiring already in place for a future hot tub. The side gate provides convenient access to the additional/RV parking. A solid Glendale home with many of the bigger-ticket updates already addressed, offering a great opportunity for its next owners to add their own style and make it home.