



GRASSROOTS
REALTY GROUP

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3237 55 Avenue
Red Deer, Alberta

MLS # A2348272

\$500,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces R		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, microwave.

A renovated bungalow with a detached double car garage! The curb appeal is accented by the updated siding & front porch. The front entryway greets you to the open style floor plan with luxury vinyl plank flooring. The living room is flooded with natural light through the vinyl windows. Ceiling height maple kitchen cabinets are complemented by crown moldings, full tile backsplash, stainless steel appliances (with water to the fridge), pot/pan drawers and an eating bar island that adjoins to the eating area. The king sized primary bedroom has a large walk in closet & a 3 piece ensuite with a corner shower. There's an additional bedroom and a 4 piece bathroom on the main floor. Follow the wrought iron and maple railings to the back entryway, which leads down to the fully developed basement with 2 additional bedrooms (with walk-in closets), a family room with a wet bar, and a 4-piece bathroom with decorative lino flooring. The mature yard is fenced (some has been replaced) and has a double detached garage that is insulated and drywalled. Upgrades include: paint, flooring (except for spare bedroom upstairs), white baseboards and casings, windows, shingles, electrical panel (roughly 2018), furnace, hw tank, pex plumbing, cabinets, light fixtures and much more! Conveniently located across the street from West Park Middle School and walking distance to Red Deer Polytechnic. Furnace & ducts were just cleaned in September.