



GRASSROOTS
REALTY GROUP

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222 Davison Drive
Red Deer, Alberta

MLS # A2349442

\$449,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,328 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained and thoughtfully designed home, ideally located on a bus route and offering plenty of space for the whole family. This home has been lovingly cared for by the same owners for over 30 years and offers a comfortable layout with great functionality both inside and out. Step inside and walk into the spacious living room, featuring a skylight that brings in an abundance of natural light. A few steps up lead to the dining room and kitchen, with access to the deck — perfect for enjoying your morning coffee or entertaining friends and family. The main floor features 3 bedrooms, including a primary bedroom with a convenient 3-piece ensuite, as well as a 4-piece main bathroom. Central air keeps the home comfortable throughout the warmer months. The fully finished basement adds even more living space and includes a 4th bedroom, family room with a cozy wood-burning fireplace, office, and a separate laundry room. The laundry room has a window and plenty of room for folding and organizing, with the option to close the door when laundry is in progress. A 3-piece bathroom with a shower completes the basement. Outside, the yard has been exceptionally well cared for and features a vinyl fence, deck, and storage space underneath the deck — providing excellent additional storage for outdoor items. Additional features include: Double attached garage Central air conditioning Vinyl fencing Shingles approximately 2 years old Windows, doors and furnace approximately 10 years old Skylight in living room Fully finished basement Wood-burning fireplace Bus route location Well-maintained yard 4 bedrooms and 3 bathrooms A home with this much care, space, and practical living area doesn't come along often. After more than three decades of ownership, this property is ready for its next chapter!

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