



GRASSROOTS
REALTY GROUP

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**18 Greenham Drive
Red Deer, Alberta**

MLS # A2349548

\$349,900

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: water softner(as is), second refrigerator, window coverings, shed, deck, tetherball pole

The main floor welcomes you with an abundance of natural light and a comfortable, functional layout. The galley-style kitchen offers plenty of cupboard space and opens easily to the dining area and adjoining living room, creating a natural flow for everyday living and entertaining. Three bedrooms are located on this level, including the primary bedroom with its own ensuite. A four-piece bathroom completes the main floor. Downstairs, large windows bring plenty of natural light into the family room, creating a comfortable space for relaxing, movie nights, and time together. A convenient kitchenette is perfectly suited for preparing evening snacks without having to head upstairs. Two good-sized bedrooms and a three-piece bathroom provide flexibility for family members, guests, or a home office. One of the home's most charming features is the dedicated playroom, giving kids a space to enjoy their toys and activities while keeping the main living areas tidy. A window into the playroom makes it easy to keep an eye on the action without interrupting playtime and could even become a little stage for puppet shows. Full-height storage areas provide plenty of room for keeping seasonal items and household belongings organized. Step outside to a fully fenced, low-maintenance backyard designed for easy enjoyment. A new deck creates a wonderful spot for morning coffee, outdoor meals, or gathering with family and friends. Off-street parking and gated rear access provide convenient RV parking, while the large storage shed offers additional space for tools, yard equipment, and seasonal items. The updated roof and hot water tank add further peace of mind. The home is also conveniently located just down the street from a new community centre currently being built, adding an exciting new amenity to the surrounding neighbourhood.

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