



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 College Park Close Red Deer, Alberta

MLS # A2349555



\$580,000

Division:	College Park		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,497 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Single Garage Attached		
Lot Size:	1.16 Acres		
Lot Feat:	Private		

Heating:	Central, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer/ Window coverings

Opportunity awaits at 22 College Park Close! Situated on an impressive 1.16-acre lot within the city of Red Deer, This property offers a rare combination of space, location and potential in the highly desirable College Park neighborhood. The existing bungalow offers approximately 1,607 sq. ft. above grade, with three bedrooms, two bathrooms, a spacious living area and a partially developed basement. The property also features both an attached garage and a detached garage, offering plenty of additional space for vehicles, storage or a workshop. This true handyman property presents an opportunity for someone ready to roll up their sleeves and bring their own vision to the home whether you're looking for a renovation project or simply a chance to secure an exceptionally large parcel in the city, there is plenty of potential here. This acreage is located within Red Deer while offering space that's increasingly difficult to find inside city limits, 22 College Park Close is an opportunity to create something special in one of the city's most desirable areas.