



GRASSROOTS
REALTY GROUP

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7028 59 Avenue
Red Deer, Alberta

MLS # A2349785

\$379,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove, Fridge x2, freezer, dishwasher, micro hood fan, washer, dryer, window ac unit.

Welcome to this touched-by-tradition home, where classic charm meets opportunity! Walk through the welcoming yellow door into this well-maintained bungalow with what many would call “good bones” and endless potential. Thoughtfully updated over the years with some newer flooring, updated bathrooms, a few appliances, and most windows, this meticulous home offers 5 bedrooms and 2.5 bathrooms. The traditional kitchen is loaded with cabinetry and includes a pantry, with a formal dining area and formal living room just off the kitchen. The main level features a spacious primary bedroom with a large closet and convenient 2-piece ensuite, along with two additional bedrooms and an updated bathroom. Head downstairs to the fully finished lower level, offering a spacious family room and games area, plus two additional bedrooms. and a fully updated bathroom. The rear entrance creates an excellent setup for potentially developing a basement suite, while the conveniently located shared laundry adds to the functionality. Outside, the possibilities are endless on this beautiful 52 x 120 lot, with plenty of room for a patio, trampoline, play structure, BBQs and entertaining. An exceptionally well-sized garage provides plenty of space, with additional parking available behind. There is truly room to make this property your own. Ideally located close to schools, shopping and the Dawe Centre, this is a fantastic opportunity to own a substantial home with a generous yard at a reasonable price. Lots of house, lots of yard, and lots of potential!