



GRASSROOTS
REALTY GROUP

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7 Opal Avenue
Red Deer, Alberta

MLS # A2350332

\$429,900

Division:	Oriole Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Current stove belongs to tenant and seller will replace with standard stove

Welcome to 7 Opal Avenue, a spacious family home situated on a large, fully fenced lot in the established neighbourhood of Oriole Park! Offering 6 bedrooms, 3 bathrooms and a functional bi-level design, this property provides plenty of space for growing families or those needing additional bedrooms and flexibility. The main floor features a bright and inviting living room with laminate flooring, flowing into the kitchen and dining area. The kitchen offers white cabinetry, a large island, pantry and stainless steel appliances, while a garden door provides convenient access to the backyard. The primary bedroom includes its own 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper levels. Downstairs, you'll find additional bedrooms, a 3-piece bathroom and a versatile family room the can work as a bedroom. A separate basement entrance adds further functionality and flexibility to the home's layout. Several upgrades over the years include high efficiency furnace and hot water tank. Outside, enjoy the spacious, fully fenced and landscaped yard, complete with a deck, outdoor fireplace and raised garden beds. The property also features a 24x22 detached double garage, gravel driveway and additional off-street parking. Conveniently located close to Starbucks, schools, parks, playgrounds and public transit. This home offers a great combination of space, location and practicality.