

24 Page Avenue  
Red Deer, Alberta

MLS # A2200731



**\$259,900**

<b>Division:</b>	Pines		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed, second fridge in the basement

1/2 Duplex in the popular PINES location in Red Deer. This affordable home has a sunny south facing backyard within walking distance to shopping, schools, Tim Hortons and play-park. Great curb appeal will catch your eye! Main floor has a welcoming entryway that leads you to a good-sized and bright living room featuring a wonderful and large window overlooking the street and front parking pad. It is open to a good-sized dining area and kitchen. Great cabinet space in the bright country kitchen with a full appliance package! There is a pantry here for your convenience and window above the sink. You can cook your favorite dishes while keeping an eye on those little ones. The house features large windows and durable laminate that stands up to the busy traffic of children and pets. There are 3 bedrooms on the main and a main 4 pc bathroom. There is a separating basement from the top floor door in the upper level - perfect for those who want to rent the basement to a friend or family and split the bills. The basement has an additional bedroom, another 4pc bathroom, large rec room combined with kitchenette/wet bar, utility/laundry room and laundry room. A spacious recreational room would be perfect for family evening gatherings. In addition to all that there is a large storage space under the stairs for all those extras. There is sufficient parking at the front. Lot is facing south and is fully fenced- perfect for children and pets. Storage shed/shop is large and included - perfect for the extras. Cute reasonably priced home. This home needs a splash of paint and flooring as well as bathrooms that need TLC - priced accordingly to the condition. The furnace and hot water tank were replaced so are not original. Full appliance package is included.