

**453 Grassy Way  
Red Earth Creek, Alberta**

**MLS # A2215774**

# \$289,900



<b>Division:</b>	NONE	<b>Water:</b>	Public
<b>Type:</b>	Residential/Manufactured House	<b>Sewer:</b>	Public Sewer
<b>Style:</b>	Bungalow	<b>Condo Fee:</b>	-
<b>Size:</b>	1,744 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>LLD:</b>	-
<b>Baths:</b>	1	<b>Zoning:</b>	HR
<b>Garage:</b>	Double Garage Detached, Parking Pad	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Laminate, Tile		
<b>Roof:</b>	Metal		
<b>Basement:</b>	None		
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Piling(s)		
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Soaking Tub		
<b>Inclusions:</b>	N/A		

Spacious home, lots of room for a growing family! Don't let the age of this home keep you from viewing it.....lots of upgrades in recent years include a huge addition that almost doubled the sq. footage, mobile and addition are on pilings, metal roof, new insulation on walls and roof, newer windows, flooring, cabinets, counter tops, paint throughout, newly renovated bathroom with soaker claw foot tub, extra large shower and double sinks. The living room, kitchen and dining area with garden doors are all spacious... great space to entertain, the craft room is well lit with plenty of natural light. , Master bedroom is spacious with plenty of closet space. Outdoors features a nice deck with a covered barbeque area, fire pit area and flower beds with lots of perennials for easy maintenance. The quonset shop is insulated, heated , with built-in work benches and has a 9' X 9' overhead door. There is a green house and several storage sheds.