

88 Oak Drive  
Red Deer, Alberta

MLS # A2238159



**\$399,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Oriole Park West                                 |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,229 sq.ft.                                     | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, None, On Street, Other, Rear Drive |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Lawn, Level               |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, See Remarks, Walk-Up To Grade   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Siding  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

JUST LISTED in Oriole Park West - Red Deer! This fully finished BI-LEVEL is in a QUIET NEIGHBOURHOOD, with GREENSPACE ACROSS THE STREET, and SEPARATE/EXTERIOR ENTRY giving endless possibilities! Short walking distance to Ecole Oriole Park School, Maskepetoon Park, and Bower Ponds. Gorgeous ENGINEERED HARDWOOD FLOORING in the kitchen, dining, living, and hall areas. Good sized kitchen with CEILING HEIGHT MAPLE CABINETRY, POT LIGHTS, great amount of counter-space, and huge corner pantry. The living room has large windows, view of the park, and a gas fireplace. There are 2 good sized bedrooms on the main level including the KING SIZED PRIMARY with WIC and 4 PCE ensuite. The lower level is fully finished, SEPARATE EXTERIOR DOOR, super bright with large south facing windows, huge recreation area, ROUGHED IN FOR 2ND KITCHEN OR WET BAR, 2 bedrooms, 4PCE bathroom, and huge mechanical room to store all those seasonal items. PRIVATE WEST FACING BACKYARD and quick access to Highway 2. Request your showing today as this property is priced to sell at \$399,900 and will not last long!