

9 Spencer Street
Red Deer, Alberta

MLS # A2239061



\$334,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Front, On		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

Calling all investors, flippers, and renovation enthusiasts! This 1058 sq ft bungalow sits on a large 58x110' lot across from a park, school, and playground in sought after Sunnybrook! This home has excellent potential with a solid layout in a premium location. The main floor offers a large front living room, nice size kitchen and dining space, and there's a separate entrance at the back. Three bedrooms on the main floor are nicely sized and share a 4 pce bath. The basement features a large family and rec room with fireplace, bedroom, and a 3 pce bathroom. The detached single garage also needs some TLC but there's plenty of space to add a larger garage and there's alley access for future RV parking.