

6121 Hamilton Drive  
Red Deer, Alberta

MLS # A2273036



**\$389,000**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Step into this classic 4-level split, filled with unmistakable 70s character and some thoughtful updates. The main floor greets you with soaring ceilings and large front windows that instantly open the space and set the tone for the home. Upstairs features three comfortable bedrooms, including a primary suite with its own private deck and ensuite. A full bathroom completes this level. The first lower level offers a warm and inviting family room centered around a gas fireplace, along with a fourth bedroom (note: no closet). The lowest level includes the laundry area, a 3-piece bathroom, plenty of storage, and a convenient staircase that provides direct access to the backyard, the garage, and all the way up to the main level. The deep 27.5' single attached garage offers excellent parking and workspace options. Outside, enjoy a large and private yard with newer fencing and a newer shed. Recent updates include shingles (2020), rebuilt rear and primary bedroom decks (2024), and fresh paint and lighting (2024). Located near the recreation centre, complete with a fitness facility, pool, library, arena, and water park, and within close proximity to schools, this home blends charm, function, and convenience in one inviting package. \*\*Some photos are virtually staged\*\*