

**99 Dawson Street
Red Deer, Alberta**

MLS # A2273403



\$349,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Appliances and building materials in the basement, garden shed.

Looking for your next project or investment? This home is located in one of Red Deer's best neighborhoods. Walking distance to schools, shopping and parks with an abundance of greenspace. New windows, shingles, eaves and soffits and fascia in 2022. New sidewalks in 2020, fresh paint and flooring on the main. The main floor offers 3 good sized bedrooms one bath, it's own separate laundry and a great open concept living area. The basement development has been started with the intention of building an illegal suite. Framing is completed and all of the appliances and construction materials in the basement stay with the house so you won't go cash poor finishing it, turning it back into a single family dwelling or continuing on with the current development plan.