



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 facia 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.