

7352 59 Avenue  
Red Deer, Alberta

MLS # A2278733



## \$300,000

<b>Division:</b>	Glendale Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks, Wood Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Shed, Utility Sink

Charming Fully Developed & Updated Detached Home In Glendale Park Estates ~ Recent upgrades make the property shine with vinyl plank flooring (no carpet), fresh paint, upgraded light fixtures and more. The bright living room is a great size and seamlessly flows into the kitchen and dining area. Off of the dining room you will find the powder room and access to the backyard. Upstairs is a great family layout with 3 bedrooms and a family 4pc bathroom. The developed basement provides you with another cozy family room, 4th bedroom and 3pc bathroom. The laundry room is connected to the utility room offering additional storage space plus a utility sink. Notable upgrades include a new HWT in 2022, a high efficient furnace, upgraded pex plumbing, duct cleaning, 3 new toilets and more. Parking is no issue here with multiple rear parking spots available - bring the RV plus ample street parking if needed. This property is fantastic for first time home buyers or investors looking for a detached rental property. Immediate possession available.