

**6157 Hamilton Drive
Red Deer, Alberta**

MLS # A2287580



\$344,800

Division:	Highland Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: N/A

Welcome to this affordable, move-in ready home in desirable Highland Green. Freshly painted with new carpet and thoughtful updates throughout, this 4-bedroom, 2 full bathroom property is ready for its new owners. The main floor offers a spacious living room and a functional kitchen featuring tile flooring. The fridge, stove, dishwasher, and microwave are all included. You'll also find three bedrooms and a full bathroom on the main level. One bedroom features sliding doors leading to the back deck, yard, and convenient access to the double detached garage. The basement is fully finished and provides additional living space with a large family room complete with a cozy wood-burning fireplace, a fourth bedroom, full bathroom, den, and mechanical room with laundry. The double car garage is currently rented for \$300 per month. The buyer may assume the tenant, or the seller will provide notice for vacancy if preferred. Notable updates include: furnace and hot water tank replaced in 2022, new shingles in 2023, washer and dryer replaced in 2023, new blinds in 2026. Located close to the Dawe Recreation Centre, Parkland Mall, schools, restaurants, and more, this home truly checks all the boxes.