

**71 Dodge Avenue  
Red Deer, Alberta**

**MLS # A2232281**



**\$564,900**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, No Smoking Home, Skylight(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Hot tub

Beautiful modified bi-level with Walk Out Basement is located on a quiet street in popular Davenport. This custom built, fully finished home features excellent curb appeal with it's stucco exterior and well thought out landscaping. The good sized entryway leads up to the open designed main floor. The bright living room with east facing windows looks onto Davenport Park area. The kitchen was updated a few years back and is large with tons of counter space lots of cupboards. 3 bedrooms up and 1 bedroom down, central A/C, full ensuite, huge garage (24x28) with in-floor heat. Walkout basement is well appointed and includes in floor heat. Another little bonus is a laundry chute from master ensuite to laundry room downstairs.