

**7007 59 Avenue  
Red Deer, Alberta**

**MLS # A2250096**



**\$359,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.                                                                | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Garage Faces Front, Off Street, |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Irregular Lot, Landscaped, Street Lighting                      |               |                   |

|                    |                                                |                   |                                                     |
|--------------------|------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Laminate                                       | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                   | <b>Zoning:</b>    | R-L                                                 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | No Smoking Home                                |                   |                                                     |

**Inclusions:** Storage Shed

IMMEDIATE POSSESSION AVAILABLE. DON'T MISS THIS OPPORTUNITY! Incredible value for this 4 bedroom 2 1/2 bathroom bungalow with non-legal suite on a huge lot with double attached garage and RV parking. As you enter the main floor of this home you'll be greeted by a nice size living room. Just off the living room is the kitchen with upgraded flooring/counter tops, back splash/sink and stainless steel appliances. Around the corner is the spare bedroom, 4 piece bathroom and large primary bedroom with 2 piece ensuite. Heading downstairs you'll find a common laundry room with washer/dryer included. The basement has been designed with a self contained two bedroom illegal suite with kitchenette, open living/eating area, a 4 piece bathroom and two good size bedroom. Flooring on this level has all been updated. This home has the windows all recently replaced (some within the past 2 years and the balance less than 1 month ago). The front asphalt driveway was redone in 2024, fresh paint inside in 2021. The large private rear yard is fully fenced with a storage shed. Along the side of the house there is an RV parking stall. The front south facing deck is amazing on the nice summer day! Don't delay.