

**66 James Street  
Red Deer, Alberta**

**MLS # A2144157**



## \$349,900

<b>Division:</b>	Johnstone Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER AND CONTROL.

FULLY FINISHED ~ 3 BEDROOM, 2 BATH BI-LEVEL ~ DOUBE DETACHED GARAGE + GATED RV PARKING ~ Covered front entry welcomes you and leads to a foyer with high ceilings ~ Open concept layout offers a feeling of spaciousness ~ The Kitchen offers plenty of light stained cabinets, ample counter space, window above the sink and a raised eating bar ~ Easily host a large family gathering in the dining room with sliding patio doors to the deck and backyard ~ The living room is a generous size and has floor to ceiling windows overlooking the backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture and has a south facing bay window offering tons of natural light ~ 4 piece main bathroom and a second bedroom complete the main level ~ The fully finished basement with large above grade windows has a large family room, 3rd bedroom, 4 piece bathroom, laundry with a folding counter and built in cabinets plus ample space for storage ~ The backyard has a lower deck, tons of yard space, gravel RV pad with a gate to the alley and access to the double detached garage ~ Located on a family friendly street, close to parks, playgrounds, walking trails, YMCA, multiple schools and shopping plazas with easy access to the highway.