

6121 Hamilton Drive  
Red Deer, Alberta

MLS # A2164577



## \$349,900

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Vinyl Windows		

**Inclusions:** Fridge, Electric Cooktop, BI Dishwasher, BI Oven, Washer, Dryer, Window Coverings, Garage Door Opener, 1 Control, Storage Shed.

Excellent Family home on a quiet street with an Amazing Private SOUTH fully fenced back yard. Fence and Garden Shed are only a couple years old!!! Once you enter this beautiful home you will be greeted with Vaulted ceilings and a huge front window bringing in a ton of light. The Kitchen is very functional with a ton of cabinets, BI Oven and Countertop Stove. Huge family room with gas fireplace, lots of storage, hobby room on 4th level with outside entry to fourth level. Roof was Redone in 2020, Both Decks(Rear and Primary Bedroom Deck) were rebuilt in 2024, New Paint and Light Fixtures in 2024 as well. The Absolute best part is it is a very short walk to GH Dawe Community Center which hosts a 9500 square foot fitness center, pool, water park, indoor arena, Public Library, GH Dawe Public School and St Patrick's Catholic School, this is an Amazing Neighborhood to live in!!!