

366 Duston Street  
Red Deer, Alberta

MLS # A2165946



## \$455,000

<b>Division:</b>	Red Deer		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Gentle Sloping, Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** N/A

"Ah! There is nothing like staying at home for real comfort." Now available, in Red Deer's south east Devonshire community awaits a fantastic, bright, clean, well maintained, fully developed world of comfort. You and your's will easily find the benefits from the 1200 square feet on the main floor with another 1088 square feet of more warm comfort already set up on the lower level. Working centra vac and attachments included. One central vac out let in lower level, one on the main level and one in gaeage.This one owner home has had recent upgrades including shingles, new vinyl tile flooring in the dining area and all washrooms. The attached garage is wired, insulated, drywalled and has new paint. More benefits include vaulted ceilings, adjustable kitchen cabinet shelving, tiled splash guard, and spotless kitchen appliances. The games room is very nicely finished for your fun times, An open floor plan so you can benefit if you require a quick room change. All rooms have cable outlets and phone outlets. West facing 14'x12' deck with GFI power plug-in off the kitchen. The bottom portion of the deck is closed in for storage conveniences. Fenced back yard with RV access point for parking. Front garage cement apron is 24 wide and 29' long, great condition aswell beneficial for even more vehicle parking, kids basket ball hoop and or the goalie net. You will have to admit this is the place for near perfect beginnings and or a slackers dream in retirement years. New Real Property Report is near complete. Quick, quick possession possible.