

\$259,900 - 24 Page Avenue, Red Deer

MLS® #A2200731

\$259,900

4 Bedroom, 2.00 Bathroom, 1,031 sqft
Residential on 0.09 Acres

Pines, Red Deer, Alberta

1/2 Duplex in the popular PINES location in Red Deer. This affordable home has a sunny south facing backyard within walking distance to shopping, schools, Tim Hortons and play-park. Great curb appeal will catch your eye! Main floor has a welcoming entryway that leads you to a good-sized and bright living room featuring a wonderful and large window overlooking the street and front parking pad. It is open to a good-sized dining area and kitchen. Great cabinet space in the bright country kitchen with a full appliance package! There is a pantry here for your convenience and window above the sink. You can cook your favorite dishes while keeping an eye on those little ones. The house features large windows and durable laminate that stands up to the busy traffic of children and pets. There are 3 bedrooms on the main and a main 4 pc bathroom. There is a separating basement from the top floor door in the upper level - perfect for those who want to rent the basement to a friend or family and split the bills. The basement has an additional bedroom, another 4pc bathroom, large rec room combined with kitchenette/wet bar, utility/laundry room and laundry room. A spacious recreational room would be perfect for family evening gatherings. In addition to all that there is a large storage space under the stairs for all those extras. There is sufficient parking at the front. Lot is facing south and is fully fenced- perfect for children and pets. Storage shed/shop is large and included -



perfect for the extras. Cute reasonably priced home. This home needs a splash of paint and flooring as well as bathrooms that need TLC - priced accordingly to the condition. The furnace and hot water tank were replaced so are not original. Full appliance package is included.

Built in 1976

Essential Information

MLS® #	A2200731
Price	\$259,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	24 Page Avenue
Subdivision	Pines
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1J8

Amenities

Parking Spaces	1
Parking	Parking Pad, On Street

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Zoning	R1A

Listing Details

Listing Office	Concept Realty Group Inc.
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