

**19 Opal Avenue**  
**Red Deer, Alberta**

**MLS # A2230128**



**\$437,900**

<b>Division:</b>	Oriole Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Recessed Lighting, Sauna, Tankless Hot Water, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, central vac(sold as is), sauna, garage door opener, blinds

A rare find! A well cared for 6 bedroom family home with updates throughout. Featuring 1344 sqft of living space on the main floor with a fully finished basement, fenced yard and 24x22 garage. The generous sized kitchen has an island with eating bar, large drawers, pantry cabinet, & abundant counter space. The dining room will accommodate a large table easily fitting up to 10-12 chairs. The living room with west facing windows lets in lots of light and overlooks the beautiful treed green space across the street. Main floor layout also features 3 bedrooms, a renovated 4-piece bathroom, and renovated 2-piece ensuite. The fully finished basement has a family room with a custom stone fireplace with gas insert, games room/kids play area and sauna. The lower level also features 3 large bedrooms, 3-piece bathroom, and laundry room. Over recent years updates to the home include shingles, windows, high efficiency furnace, tankless water heater, central air conditioning, and flooring in the front entry, on the stairs, and in the kitchen, living room, dining room, bathroom, and hallway. French doors from the dining room lead to a maintenance free deck built last summer with composite decking, aluminum rail, and second set of steps leading down to a dog run. The fully landscaped and fenced yard has garden spaces with raspberries, strawberries, flowerbeds, and mature perennials. The front sidewalk continues along to side of the home all the way to the 24x22 garage. In the central location of Oriole Park, close to schools, Bower Ponds, and shopping with quick access to Taylor Drive and 67th Street. Come and see for yourself all this home has to offer!