

**31 Bettenson Street
Red Deer, Alberta**

MLS # A2257139

\$378,500



Division:	Bower		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, On Street, See Remarks, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		
Inclusions:	n/a		

This Fully Developed Bungalow offers 3 Bedrooms up / 1 down / plus a Generous Den downstairs that could easily function as a Fifth Bedroom [a Window can be added to make it Legal], creating the potential for a 5-Bedroom Home. This Home features a Nice Main Level Floor Plan. The home offers 2 Bathrooms; one on the Main and one Extra Large in the Basement. The main floor showcases a Walk-in Pantry and is already plumbed for Main Floor Laundry [an excellent feature for Future Legal Suite Potential]. The kitchen is Large and Open, ideal for both Everyday Living and Entertaining. This Home is also Superbly Located Close to Transit / Walking Trails / All Essential Amenities / with Quick and Easy Access to Major Roadways in and out of the City / Situated on a Large Lot [offering the opportunity to add Extra Parking, supporting Legal Suite Qualification] / includes a Rear Detached Garage with a New Garage Door Opener Package / Newer Eavestroughs / Newer Furnace and Hot Water Tank within the last 4 years / New Flooring in approx. 90% of basement within the Last Month. Outdoor Spaces include a Ground-Level Rear Deck / Concrete Patio Area / and a Welcoming Front Deck with Stylish Metal Railing. Immediate Possession Available / Very Easy to Show!