

**56 Dawson Street  
Red Deer, Alberta**

**MLS # A2276506**



**\$449,000**

|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | Deer Park Village   |                               |
| <b>Type:</b>     | Residential/House   |                               |
| <b>Style:</b>    | Bi-Level  |                               |
| <b>Size:</b>     | 1,450 sq.ft.  | <b>Age:</b> 1988 (38 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> 3               |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener |                               |
| <b>Lot Size:</b> | 0.14 Acre   |                               |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Other, See Remarks                     |                               |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, Pantry, Vaulted Ceiling(s)              |                   |     |
| <b>Inclusions:</b> | Basement refrigerator, pool table and accessories, fish in garage for outside pond, 1 garage remote |                   |     |

Great family home with a large community park across the the street! There are many desirable features with this home, including a great neighborhood, front heated double garage, and central A/C! The front entrance will welcome its new owners into a large ground level living room with vaulted ceilings, gas fireplace, and durable laminate flooring. Up a few steps is a dedicated dining area - perfect for family gatherings. The rear of the home includes a large kitchen with newer appliances, oak cabinets, and large island. There are is a full bath on this level plus 3 bedrooms including the spacious main bedroom with it's own ensuite. The basement is fully finished with a large family room, infloor heat, bedrooms, a full bath and laundry. The low maintenance rear yard is a mixture of pavers and stone work and has a koi pond (the fish are in the garage for the winter).