

76 Reichley Street
Red Deer, Alberta
MLS # A2207471

\$559,900

Division:	Rosedale Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,538 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Heated Garage, Single Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bar, Central Vacuum, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGE, STOVE, DISHWASHER, TRASH COMPACTOR, MICROWAVE, WASHER, DRYER, TV IN KITCHEN, TV WALLMOUNTS (2), A/C, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED 5 BEDROOM 3 BATH BUNGALOW IN ROSEDALE MEADOWS ~ HEATED DOUBLE ATTACHED GARAGE + SINGLE DETACHED GARAGE/WORKSHOP ~ WEST FACING BACKYARD ~ Pride of ownership is evident in this well cared for home ~ The living room features vaulted ceilings, hardwood flooring, large windows overlooking the front yard and a cozy gas fireplace with a tile surround and mantle ~ The spacious kitchen offers an abundance of oak cabinets, ample counter space, full tile backsplash, walk in pantry, built in bench, large eating bar and space for a large dining table ~ Garden doors lead to the sunny west facing deck (with a BBQ gas line) and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a large walk in closet and a 4 piece ensuite with an oversized vanity and jetted tub ~ 2 additional main floor bedrooms share a 4 piece bathroom ~ Conveniently located main floor laundry ~ The fully finished basement offers a massive family room/games room with a wet bar, 2 generous size bedrooms with ample closet space, a 4 piece bathroom, cold room and storage ~ Other great features; Central air conditioning, operational in floor heat ~ The double attached garage is insulated, finished with painted drywall, built in shelving, 220V wiring, hot and cold taps with a sink and a man door to the side and backyards ~ The backyard is landscaped with well established trees and shrubs, has a stone patio and a 20' L X 12' W detached garage that is insulated and has a gas line (currently being used as a workshop, overhead door can easily be re-installed) ~ Located close to multiple parks, playgrounds, walking trails, and transit with easy access to multiple schools, shopping and all other amenities.