

18 Scott Street  
Red Deer, Alberta

MLS # A2223227



\$469,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, RV Access/Parking, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Gazebo		

Heating:	Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge x 2 , Stove x 2 , Dishwasher x 2 , Microwave x 2 , Washer and dryer x 2 , blinds, fire pit, gazebo, storage shed.

This cozy bungalow has 3 bedroom and 1 newly renovated 4 piece bathroom on the main floor. The bedroom flooring has just been redone with new 1/4 inch vinyl flooring and walls repainted. The kitchen cabinets were replaced in 2007 and has a brand new microwave. It also has its own laundry space located next to the garage entrance off the living room and a single detached garage. There is a separate entrance for the basement. The basement has one bedroom and the bathroom has been renovated and kitchen cabinets replaced in 2014. It has radiant heaters on its own thermostat for additional heat. It also has its own laundry space. The Electrical panel was replaced in 2014 as well. The back yard is quite spacious and has a gazebo and fire pit area and side and rear lane access. There is also a paved parking pad which would work for a boat or RV storage space. The shingles on the home and the fencing were replaced last fall. The main floor is available to move in now. There is a nice couple with no pets under contract in the basement that is rented until July 31st 2025 bringing in \$1325/month revenue with utilities included. Located in the desirable neighborhood of Sunnybrook. The home is in need of a new sewer line. Seller is willing to have this replaced for a new buyer.