

**47 Mitchell Avenue  
Red Deer, Alberta**

**MLS # A2179927**



**\$394,900**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Crawl Space, Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** stove, fridge, dishwasher, microwave, washer, dryer, window coverings, shed

Location, location, location! Close to schools, playgrounds, open play area & double arenas! Couldn't be better! 4 level split with double access to the third level. Lots of upgrades: shingles, siding, bathrooms & hot water tank. Main floor has been changed to a total open plan. 3 bedrooms on the upper level with 2 bathrooms. Family room is spacious & with a wood burning fireplace with a gas log lighter. 4th level has a large games area. 22' x 26' heated attached garage. Private patio deck in back.