

70 Drummond Avenue  
Red Deer, Alberta

MLS # A2239022

\$514,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, otr microwave, Washer, Dryer, all window coverings, shed (2), garage door and remote (1), shelves in basement, a/c, sheds x 2

The kind of home that rarely comes up—MOVE-IN READY, FULLY FINISHED, with 3 BEDROOMS ON UPPER LEVEL, ATTACHED GARAGE, A/C, brand new hot water tank, and a WEST-FACING BACKYARD surrounded by MATURE TREES, 70 Drummond Avenue delivers comfort, convenience, and space to grow. Just steps from parks, playgrounds, and within walking distance to schools and amenities, it’s the total package for today’s busy family. Inside, the main floor impresses with VAULTED CEILINGS, a GAS FIREPLACE, and huge windows that fill the space with natural light. The kitchen features stainless steel appliances, a CORNER PANTRY, and flows seamlessly into the dining room with easy access to the back deck — perfect for hosting BBQs or enjoying quiet evenings outdoors. The garage entry brings you just steps from the pantry, making it easy to unload your Costco haul straight into the kitchen. Upstairs you’ll find 3 bedrooms, including a private primary suite with a 4 PIECE ENSUITE and WALK-IN CLOSET. A second full 4 piece bath and convenient laundry closet complete the upper level. The lower level offers a massive rec room that could easily be converted to include a 4th bedroom while still leaving space for a playroom, theatre, or home gym. Outside, enjoy a private yard with a large deck, fire pit area, and two storage sheds, surrounded by mature landscaping and west sun exposure.