

39 Allan Street
Red Deer, Alberta

MLS # A2227340

\$529,900

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|------------------|---|---------------|-------------------|
| Division: | Anders Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,745 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped | | |

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|--------------------|----------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: FRIDGE, STOVE, MICROWAVE, WINDOW COVERINGS, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL (1), TV WALL MOUNTS (3), SHED, POOL TABLE, STOVE - PELLET (AS-IS)

6 BEDROOM, 4 BATH 2-STOREY ~ 2,745 SQ. FT. ABOVE GRADE ~ SOUTH FACING BACKYARD W/MATURE LANDSCAPING, COVERED PATIO & ROOFTOP DECK ~ SEPARATE ENTRY ~ Mature landscaping offers eye catching curb appeal ~ Covered front entry leads to a large tile foyer with ample closet space, room for a bench and convenient garage access ~ The living room is a generous size, offers hardwood flooring and a large bay window overlooking the front yard ~ Archways lead to the formal dining room where you can easily host large gatherings ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, wall pantry, large south facing window overlooking the backyard and opens to a breakfast nook ~ Huge main floor family room has a wet bar, stone faced fireplace, separate rear entry, and sliding patio doors that lead to a large covered concrete patio, another large uncovered concrete patio, outdoor fireplace and the backyard ~ The laundry room has hot and cold taps plus built in cabinets for storage ~ 2 piece main floor bath ~ Main floor bedroom has a built in desk and a wall of built in cabinets ~ Spiral staircase leads to the upper level ~ The primary bedroom can easily accommodate a king size bed plus a sitting area, and features a stone faced fireplace, spacious walk in closet, 3 piece ensuite, and sliding patio doors to a south facing rooftop deck ~ 4 additional bedrooms located on the upper level share an oversized 4 piece bathroom with a jetted soaker tub and walk in shower with a bench ~ The basement offers a large family room with a brick faced fireplace, recessed lighting and a pool table, 3 piece bathroom with a large walk in shower, a spacious den, and ample storage throughout including a false door to a "hidden" room ~ Double attached garage plus an extra large driveway offer ample parking ~ The

sunny south. facing backyard is landscaped with mature trees, shrubs and perennials, has a garden shed for storage, and is fully fenced with back alley access ~ Excellent location in desirable Anders Park with easy access to parks, playgrounds, schools, walking trails, shopping and all other amenities close by.