

29 Allan Close  
Red Deer, Alberta

MLS # A2259846

**\$634,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Anders Park                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,009 sq.ft.                                                            | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached, Heated Garage, Insulate |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped                  |               |                   |

|                    |                                      |                   |     |
|--------------------|--------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Boiler, Radiant                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -   |

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Freezer, Back Garage Fridge, All Window Coverings, Central Vacuum & All Attachments, 4 Garage Remotes, Temporary Garage Tent, All Back Garage Shelving & Workbench, Movie Projector (new in box), Surround Sound Speakers & Equipment (Living Room & Media Room), TV Wall Mounts, Deck Pergola + Sunshade & Screening, Acorn Lift, 2 Garage Heaters, Front Garage All Shelving

Locations like this are hard to come by. This home is on a quiet close that faces a green space. It's the kind of location where kids can safely ride their bikes or have a road hockey game out front. It's a friendly close where neighbours get to know one another and look out for each other. This perfect family home has great curb appeal with its updated rock accents and the front patio that's ideal for relaxing and taking in the peaceful view or watching the kids play. The home is a 2000 sq foot traditional 2 storey with plenty of space for a growing family. The large living room is a relaxing space as it offers a huge picture window overlooking the park. For entertaining there's a formal dining area with space for a cabinet & a window to the backyard. The kitchen is bright with lots of countertop space and plenty of natural light streaming through. The open floor plan has the kitchen and dining space looking onto the family room. The dining space leads out to a good sized deck that comes complete with a gazebo and the super sized backyard with a second heated 24 X 26 garage! The garage/shop has high ceilings so can accommodate a car lift. There is also a portable garage ideal for your storage needs. The family room offers extra character with its wood detailing + a cozy gas fireplace. It leads into an all season heated solarium great for taking in views of the pretty backyard. For your convenience there is main floor laundry with a sink directly off the attached heated garage. Beautiful hardwood flooring leads you up the stairs & throughout the bedroom level. This home uniquely offers 4 bedrooms on the upper level, all are a good size. The primary suite features a large window with a view to the park, a walk-in closet and an ensuite. The basement offers a family/media room, a utility room with valuable storage space, a cold room and a 3 piece bathroom with a sauna. Most

of the windows in the home have been replaced over time. Anders is one of the most sought after neighbourhoods on the south side of the city with its abundance of parks, schools and easy access in and out of the city. If you're fussy about location & seeking a move-in ready home or perhaps a home that could have increased value with some updates & you're a garage guy this may be just the property for you!