



GRASSROOTS
REALTY GROUP

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**42 Dunlop Street
Red Deer, Alberta**

MLS # A2229597



\$400,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	963 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming and move-in-ready four-level split home, nestled in the sought-after Deer Park Estates neighborhood. Surrounded by mature trees, this property offers a serene and private setting, perfect for families or anyone looking for a well-maintained and upgraded home. This 3-bedroom, 2-bathroom home boasts 1,900 sq/ft of finished living space and numerous recent updates, ensuring peace of mind and comfort. The main floor features a spacious living room with a large bay window, filling the space with natural light. The adjacent kitchen and dining area offer ample cabinetry, newer appliances, a stylish backsplash, and a granite sink. A garden door leads from the dining space to a covered back deck, overlooking the gorgeous backyard. The outdoor space is a gardener's dream, with beautiful flowerbeds filled with perennials, an underground sprinkler system for the front and backyard, and a storage shed. A major bonus is the detached 24' x 26' garage, now featuring a new overhead door opener. The upper level includes two generously sized bedrooms and a fully updated 4-piece bathroom with new tile, toilet, and sink. The lower level features a cozy family room with a window overlooking the front yard, a third bedroom, and a renovated 3-piece bathroom, making it ideal for guests or extended family stays. The basement level includes a laundry area, an additional flex room perfect for hobbies or a home gym, and ample storage space in the crawl area. Major mechanical upgrades have already been completed, including a new high-efficiency furnace, brand new hot water tank, updated plumbing, electrical, shingles, eavestroughs, light fixtures, vinyl windows, and more — making this a truly worry-free home. For added convenience, this home is smart-home compatible, allowing you to monitor and control various features right from your phone.

Located just steps away from shopping, restaurants, schools, and playgrounds, this home offers both comfort and convenience. There's nothing left to do but move in!