



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3 Scott Street
Red Deer, Alberta**

MLS # A2230718



\$550,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, window coverings, central vac & attachments, washer, dryer (as is), 1 garage control & 1 garage door opener, tv wall mounts, all floating shelves, bike hooks in garage, metal wall mounted shelving in garage, shed, hot tub, storage armoire in basement gym, all closet shelving.

A fully developed bungalow that has been completely upgraded over the years in desirable Sunnybrook. Great curb appeal with the single car garage, updated white siding and contemporary accents. The entryway greets you to the open style floor plan with vinyl plank flooring. Relax in the living room next to the electric fireplace with a live edge mantle that is flooded with natural light through the large front window. Updated kitchen cabinets are complemented by quartz countertops, full tile backsplash, pantry style cabinets, stainless steel appliances (a gas stove), a large dark wood island with an eating bar & decorative shelving. The eating area has patio doors to the deck with aluminum railings that overlooks the backyard. The king sized primary bedroom has a walk-in closet with closet organizers & a 3 piece ensuite with tile floors, quartz countertops, a window and a glass/tiled shower. There is a second bedroom and a 4 piece tiled bathroom with quartz counters, drawers, a window and linen storage. The fully developed basement has a family room with vinyl plank flooring, a wet bar with butcher block counters an office/gym, a third bedroom, a laundry room with a sink for your convenience & a 4 piece bathroom with a floating vanity. There is a high efficient furnace, central vacuum & vinyl windows throughout. The backyard features a hot tub. A fantastic location just steps away from parks, schools and the trail system. This home was substantially renovated throughout including but not limited to windows, exterior, plumbing, electrical, kitchen, bathrooms, flooring, paint and more!