



**GRASSROOTS**  
REALTY GROUP

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**25 Sutherland Close  
Red Deer, Alberta**

**MLS # A2231689**

**\$479,900**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunnybrook South  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,398 sq.ft.  | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed        |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |

**Features:** Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, GARAGE DOOR OPENER & CONTROL.

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM MODIFIED BI-LEVEL ~ DESIRABLE SOUTHBROOK LOCATION ~ ORIGINAL OWNER HOME ~ Covered front veranda welcomes you and leads to a large sun filled foyer with raised ceilings that open to the upper level ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space including an unobstructed island, full tile backsplash, walk in corner pantry and a raised eating bar ~ Easily host large gatherings in the dining room with large windows offering natural light and garden door access to the deck (with a BBQ gas line) ~ The living room has more large windows offering natural light and a cozy gas fireplace with a mantle and tile surround ~ Two main floor bedrooms are both a generous size with ample closet space and are separated by the 4 piece main bathroom ~ Open staircase overlooks the main floor and leads to the private primary bedroom located on it's own level offering plenty of space for a king size bed plus multiple pieces of furniture, a spacious walk in closet with built in organizers and a 4 piece ensuite with an oversized vanity and built in shelving for linens/storage ~ The basement offers large above grade windows, high ceilings, operational in floor heat, front load laundry, space for storage, roughed in bathroom and awaits your future development with plenty of room to accommodate a family room and additional bedrooms ~ 23' L x 24' W double attached garage is insulated, finished with drywall and has a convenient man door to the side yard ~ The backyard is fully fenced with back alley access, landscaped with well established trees and shrubs and has a sandbox below the deck ~ Located in Southbrook with easy access to multiple parks, playgrounds, Red Deer's extensive trail system, schools, shopping and all other amenities.

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