



GRASSROOTS
REALTY GROUP

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4229 53 Street
Red Deer, Alberta

MLS # A2235792



\$650,000

Division:	Woodlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Environmental Reserve, Front Yard, Landscaped, Mar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Gas Stove, Refrigerator, Washer, Dryer, BI Oven, BI Microwave, BI Dishwasher, Garburator, Alarm system

WELCOME to the DESIRABLE mature neighbourhood of Woodlea, backing onto a peaceful treed reserve. This two-storey home was built in 1955 and 2004 extensive Renovation. This home offers a perfect balance of COMFORT, STYLE & FUNCTIONALLY! Step inside and be greeted by an open concept main floor featuring hardwood flooring. A functional kitchen with built-in appliances, a LARGE pantry, CENTER island, and lots of warm oak cabinetry. The NEWLY UPGRADED granite countertops & lighting COMPLIMENTS THE SOUTH FACING kitchen with access to a large patio. There's also a DINING ROOM & LIVING ROOM for entertaining. To complete the main floor there is a BIG bedroom and FULL 4-piece bathroom. UPSTAIRS enjoy a BRIGHT and inviting OVERSIZED FAMILY ROOM with access to a PRIVATE BALCONY perfect for relaxing. The spacious PRIMARY BEDROOM offers a walk-in closet and a luxurious ensuite with double sinks, a soaker tub, and a separate shower. The finished basement adds even more living space with a large REC ROOM, an additional bedroom with WALK-IN CLOSET, and another FULL 4-piece bathroom. LET'S STEP OUTSIDE and be ready to fall in love! Featuring a well cared for yard with a WATER feature, LAVA ROCKS, professional LANDSCAPING & CURBING. SURPRISE.. This property has an OVER SIZED heated shop FEATURING its own 2-piece bathroom with an over head door PLUS a SEPARATE 24' x 24' HEATED detached garage. SO MUCH MORE TO SEE… This UNIQUE home has character and style all its own. IT TRULY IS A GEM THAT SHOULD BE SEEN TO BE APPRECIATED!