



GRASSROOTS
REALTY GROUP

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36 Anquetel Street
Red Deer, Alberta

MLS # A2244818



\$489,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,255 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Hot Tub (as is)

Welcome to 36 Anquetel Street, a spacious and thoughtfully laid-out four-level split tucked into a quiet, family-friendly neighbourhood in Red Deer. With room for everyone and updates that bring peace of mind, this home blends comfort and practicality in all the right ways. Step inside and you're greeted by a bright, open living room with vaulted ceilings and large windows that fill the space with natural light. The kitchen offers plenty of cupboard and counter space, a dining area for gathering around meals, and easy access to the large back deck, ideal for relaxing or entertaining on warm evenings. Upstairs, you'll find three well-sized bedrooms, including the primary suite with its own four-piece ensuite. Another full bathroom is located on this level, making daily routines simple and stress-free. On the first lower level, a cozy family room that has a fireplace invites you to unwind. There's also a fourth bedroom, a convenient half bath, and a laundry area. The basement offers even more room to stretch out, with a massive rec room that can easily become a games area, home gym, or media space, plus a separate utility room. With new windows and a new roof in 2023, some of the big-ticket items are already taken care of. The large backyard has space to play, garden, or simply enjoy the outdoors, and the double attached garage adds everyday convenience.