



**44 O'Neil Close
Red Deer, Alberta**

MLS # A2247786



\$439,900

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped		

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

Inclusions: n/A

Welcome to this well-loved and maintained 4-bedroom, 3-bathroom home, offering the perfect blend of space, comfort and updates in a quiet, family-friendly neighborhood. The home features a primary bedroom with private 3 piece ensuite, a renovated main floor bathroom and new hard surface flooring throughout the main level giving the space a fresh and modern feel. The layout is bright and functional with spacious living areas and a kitchen complete with appliances that have been replaced in the last few years. Stay comfortable year-round with central air conditioning and enjoy peace of mind knowing the furnace and hot water tank have been regularly serviced. Exterior updates include new shingles and siding in 2013 providing lasting durability and great curb appeal. A 24' x 30' detached heated garage offers plenty of space for vehicles, storage, or a workshop. The fully fenced and landscaped backyard is perfect for kids, pets, or entertaining and has well producing saskatoon, raspberry and strawberry bushes. This move-in-ready home has been thoughtfully improved over time — ready to welcome its next owners!