



GRASSROOTS
REALTY GROUP

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

**40 Drever Close
Red Deer, Alberta**

MLS # A2250946



\$839,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Low Ma		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: none

? Just Listed – A Truly One-of-a-Kind Home in Deer Park, Red Deer! ? Absolutely stunning custom-built 2-storey on a slope-down lot offering over 2,200 sq. ft. of exceptional living space + a legally suited walkout basement. Every detail has been carefully designed with superb quality and timeless taste. ?? Features you’ll love: ? Central A/C + In-floor heating ? Solar One windows + California shutters & remote curtains ? 5 Bedrooms | 3.5 Bathrooms | 3 Fireplaces ? Sunroom retreat + park-like landscaped yard (front & back) ? Granite countertops + Maple hardwood flooring ? Double attached heated garage + single detached garage ? Laundry on both upper level & basement ? 9 ft ceilings, stucco siding, heated master bath, and more! ?? Major updates: • High-efficiency furnace (2017) • New hot water tank (2024) Nestled in the quiet heart of Deer Park, this home truly has it all – luxury, functionality, and comfort. Perfect for families, investors, or anyone looking for unmatched value in a sought-after neighborhood. ?? Red Deer – Deer Park