



GRASSROOTS
REALTY GROUP

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9 Dunn Close Red Deer, Alberta

MLS # A2255154



\$425,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Deer Park Village | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,203 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Private | | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-D |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: All appliances, all window coverings and toll bench in basement (as is)

Welcome to 9 Dunn Close – a beautifully maintained, move-in ready bungalow located in the highly sought-after subdivision of Deer Park Village. Tucked away in a quiet and peaceful location, this fully finished home offers a perfect blend of comfort and functionality. Step inside to a bright and open floor plan featuring vaulted ceilings, freshly cleaned carpets, and a cozy gas fireplace in the living room – an ideal space to relax or entertain. The kitchen is well-equipped with ample cabinetry and counter space, and flows seamlessly into the dining area, making it perfect for family meals or hosting guests. The main floor offers a spacious primary bedroom with a private ensuite, a second bedroom that works well for guests or a home office, convenient main floor laundry, and abundant storage throughout – all designed with everyday ease in mind. Just off the dining area, you'll find a charming sunroom – a sunny retreat to enjoy – which overlooks a low-maintenance backyard designed for minimal upkeep, so you can spend more time enjoying your home and less time on yard work. The fully developed lower level adds even more living space, featuring a large recreation room, a full bathroom, a fourth bedroom, and generous storage areas. A double attached garage adds extra convenience and functionality. With its thoughtful layout, abundant natural light, and prime location, 9 Dunn Close is the perfect package for those seeking peace, space, and convenience in a welcoming neighborhood.