



GRASSROOTS
REALTY GROUP

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6 Standish Close Red Deer, Alberta

MLS # A2256209



\$459,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Detached, Driveway, Front Drive, Insulated, Off Street		
Lot Size:	0.24 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Closet Organizers, Jetted Tub, Laminate Counters, Storage, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Stove, fridge, dishwasher, microwave, all window coverings, washer, dryer, pool table, tent structure.

Almost a $\frac{1}{4}$ acre lot on a sought-after CLOSE LOCATION in desirable Sunnybrook. Private, mature landscaping, loads of space for future tandem garage plus ample room for RV parking, boats and toy storage, kids play center, hot tub, gazebo or just use your imagination and dream of what this generous lot can achieve. Here is your opportunity to own a home in Sunnybrook that has NEVER been on MLS! The main level of this home has a great floor plan, perfect for your family, with 3 generous bedrooms, convenient bathroom with jetted tub, plenty of closets and storage plus a generous primary bedroom, with his and her closets and a 3pce ensuite!! The kitchen has lots of cabinets/storage and prep area. There is also a generous dinning area which over looks the private back yard. The living room over looks the west facing yard and it can accommodate all large pieces of furniture. The lower level of this home is typical for the age of the home. It has a large bedroom, 3pce bath, bar, pool table/games area, comfortable family room with gas fireplace/stove and generous laundry room. The home has a ton of natural light throughout and with a serene one of a kind location, this property is truly a gem!