



GRASSROOTS
REALTY GROUP

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**51 Illingworth Close
Red Deer, Alberta**

MLS # A2257232



\$579,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Underground Sprinklers		

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

Inclusions: N/A

Pride of ownership in this upgraded, executive-built two storey home located on a quiet Close. The curb appeal is highlighted by a welcoming covered front veranda, with the front stairs rebuilt in 2023. Inside, the open-concept floor plan showcases a two-toned maple kitchen with crown moldings, full tile backsplash, a raised eating bar island, and a convenient walkthrough pantry. The appliances have been updated in recent years, complementing the timeless design. The dining area offers access to the deck with a BBQ gas line and the landscaped backyard with an irrigation sytem for easy watering, while the living room features a cozy gas fireplace and hardwood floors, main floor was recently painted as well (January 2025). The laundry has been relocated to the basement, but main floor hookups remain available in the mud room if desired. Upstairs, a spacious west-facing family room fills with natural light and captures incredible sunsets and gives mountain views on clear days. The king-sized primary suite offers a beautifully renovated 4-piece ensuite with double sinks and a tastefully designed oversized shower. Two additional bedrooms and a 4-piece bathroom complete the upper level. The basement is open for future development, already pre-plumbed for in-floor heating and a fourth bathroom, with space for additional bedrooms and a finished flex/gamers paradise room. Recent updates include fresh paint throughout (including ceilings), upgraded carpet with premium underlay, and replacement of all upstairs windows (around 2020–21). Major maintenance items have also been addressed with new shingles (2024) and a new hot water tank (2024), ensuring peace of mind for years to come. The exterior is equally impressive, featuring curbed landscaping, a concrete patio, and a repainted fence (2021), all contributing to a finished and well-cared-for outdoor

space. Completing the property is an oversized 24X26 heated garage with in floor drains. A well cared for property ready for new owners!