



GRASSROOTS
REALTY GROUP

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**30 Joice Close
Red Deer, Alberta**

MLS # A2258076



\$450,000

Division:	Johnstone Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, CURTAIN RODS, TV WALL MOUNTS IN BASEMENT, ATTACHED SHELVING UPSTAIRS, LED STRIP LIGHTING IN THE BASEMENT, ALARM EQUIPMENT

4 BEDROOM, 4 BATHROOM 2-STOREY WITH OVER 1540 SQ. FT. ABOVE GRADE ~ FULLY FINISHED BASEMENT ~ 24' X 22' DETACHED GARAGE ~ CORNER LOT WITH A WEST FACING BACKYARD ~ Covered front veranda that spans the front of the home welcomes you ~ The welcoming foyer has tile flooring and over 18' high ceilings that open to the upper level ~ The living room features large windows that fill the space with natural light and a cozy gas fireplace with stone details and a TV mount above ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space including a massive island with an eating bar, full tile backsplash and a walk in corner pantry ~ 2 piece main floor bath ~ Easily entertain guests in the spacious dining room with an abundance of large windows and garden door access to the covered deck and backyard ~ The conveniently located main floor primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a second garden door to the covered deck, a walk in closet with built in organizers and a 4 piece ensuite bathroom ~ Open staircase with more large windows offering natural light leads to the upper level bonus room ~ 2 generous size bedrooms with ample closet space share a 4 piece bathroom with an oversized vanity and built in linen shelving ~ The fully finished basement has a huge family room, 4th bedroom, 4 piece bathroom, laundry with a sink and tons of storage throughout ~ Other great features include; Wired for sound with speakers throughout, central vacuum with kitchen kick pan ~ The sunny west facing backyard is landscaped, fully fenced and has access to the side street and back alley ~ 24' long x 22' wide double detached garage is insulated and finished with O.S.B. ~ Excellent location; steps to multiple parks, playgrounds and walking trails, walking distance

to multiple schools, rec centres and tons of shopping, dining, and all other amenities ~ Move in ready!