



GRASSROOTS
REALTY GROUP

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89 Selkirk Boulevard
Red Deer, Alberta

MLS # A2270131



\$530,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac and Attachments, All Window Coverings, Garage Opener, Shed, TV Mounts (3)

Beautiful Sunnybrook Gem ~ Updated over recent years this stunning bungalow boasting over 1200 sq ft is sure to impress. You are welcomed into the home by a cozy living room accompanied by a shiplap feature wall with an electric fireplace and built in storage. The large dining room overlooks the upgraded kitchen with tons of storage space, granite countertops and stainless steel appliances. The main floor is home to three bedrooms including the large primary suite with a fantastic tiled steam shower. One of the other bedrooms features custom built-in bunk beds. The developed basement offers a huge recreation room with a gas fireplace and tons of room for kids to play. There are two dens lacking windows (could be added as at the front of the house). Tons of upgrades and notable features in this home including: vinyl windows, Central AC, upgraded furnace, HWT (2024), updated shingles and so much more. The fully fenced and landscaped yard offers privacy with access to the detached garage with an electric heater plus a shed to match the house for extra storage. No lack on parking here with an oversized driveway great for any of your toys! Allow Sunnybrook to capture your heart ~ 89 Selkirk is filled with wonderful memories and awaits new ownership.