



**33 Sisson Avenue
Red Deer, Alberta**

MLS # A2280240

\$749,900

Division: Sunnybrook South

Type: Residential/House

Style: 2 Storey

Size: 2,008 sq.ft. **Age:** 2012 (14 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Concrete Driveway, Double Garage Attached, Heated Garage

Lot Size: 0.14 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Land



Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Other, Stone, Vinyl Siding, Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hot tub (as is); surround sound system

What a great home! If location matters, this one truly stands out—backing onto a green space and conveniently located just 5 minutes from the dog park and Starbucks, and only 10 minutes to Bower Mall. The main floor welcomes you with a grand entryway featuring an open-to-above staircase. A stunning double-sided gas fireplace with stone surround greets you as you step into the living room, which also offers large windows, a vaulted ceiling, and engineered hardwood flooring throughout. The dining room has a garden door leading to the partially covered deck—perfect for hosting guests, extra seating space, and plenty of room to BBQ. The kitchen is well appointed with hickory cabinetry, granite countertops, a large island with uninterrupted workspace (no sink in the way), corner pantry, and stainless steel appliances. Completing the main floor are a powder room, laundry room, and access to the heated attached garage. Upstairs, you'll find three generously sized bedrooms and two bathrooms. The primary suite is spacious and includes a walk-in closet with built-in organizers and a 5-piece ensuite featuring a soaker tub, separate shower, double vanity, and private water closet. The fully developed walkout basement offers a family room, additional games area, bedroom, bathroom, storage space, and garden door access to the lower concrete patio and yard. The fenced yard backs onto green space and includes a shed & firepit area. Additional highlights include professionally installed window coverings and living room drapes, central air conditioning, surround sound throughout the main floor and the basement, and in-floor heating in the basement. This home should definitely be on your short list.