



**32 Dynes Street
Red Deer, Alberta**

MLS # A2291496



\$409,900

Division:	Devonshire		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,025 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener + 1 Remote, Utility Sink

Located in the desirable neighbourhood of Devonshire, this well cared for bi-level offers a fantastic combination of comfort, functionality and location. From the moment you arrive you’ll notice the pride of ownership, highlighted by the covered south-facing front porch and welcoming curb appeal. Step inside to a bright and inviting entryway and large living room that creates an open and spacious feel. The U-shaped kitchen is both practical and inviting, featuring warm cabinetry, matching appliances and plenty of counter space for cooking and entertaining. The adjoining dining area offers access through garden doors to the oversized deck, complete with built-in seating and storage underneath – a great space for enjoying the outdoors. The main floor offers a smart layout with two bedrooms, including a spacious primary bedroom large enough to comfortably accommodate a king-sized bed. A 4-piece bathroom is conveniently situated between the two bedrooms. Downstairs, the fully developed basement benefits from large above-grade windows that allow for plenty of natural light. This level includes a comfortable family room, a generous flex space that could easily accommodate a games area or home office, a large third bedroom, a 3-piece bathroom, and a dedicated laundry space. Several important updates are complete, including new shingles (2016), a detached garage built in 2016, and a hot water tank replaced in 2023 and recent duct cleaning & furnace service. The backyard is nicely landscaped and designed for easy maintenance, offering alley access and the detached garage. The location is excellent – just steps to a small neighbourhood park and only a short walk to the larger park, desirable schools, shopping and the Collicutt Centre. A well maintained home in a great neighbourhood offering a fantastic opportunity for buyers

looking to get into Devonshire.