



**42 Johns Street
Red Deer, Alberta**

MLS # A2292356



\$369,900

Division:	Johnstone Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-38-27-W4
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Alarm System w/all components, tv brackets, window coverings (blinds existing)

Welcome to this beautifully updated home offering a bright open concept layout, vaulted ceilings and a fantastic location close to parks, schools, walking trails and shopping in Red Deer. The covered front entry welcomes you and leads into a generous sized foyer that immediately creates a warm first impression for guests and family alike. The main floor features a spacious open concept design enhanced by soaring vaulted ceilings that provide an airy and inviting atmosphere. The living room is filled with natural light from a large picture window overlooking the backyard and deck, creating a comfortable space to relax or entertain. The living area flows seamlessly into the dining space which easily accommodates a large table for family dinners and gatherings. The kitchen offers a very functional layout with plenty of beautiful oak cabinetry, ample counter space and a large island complete with a lowered eating bar that is perfect for casual meals, morning coffee or entertaining guests. Additional features include a full tile backsplash, corner pantry for extra storage and garden door access leading to the large partially covered deck, making outdoor entertaining convenient and enjoyable. The primary bedroom features large south facing windows that allow an abundance of natural light and offers plenty of space for a king sized bed along with additional bedroom furniture. A second main floor bedroom is conveniently located next to the four piece bathroom, making it ideal for children, guests or a home office. The fully finished basement provides excellent additional living space and features high ceilings and large above grade windows that bring in natural light. The basement offers an open floor plan layout that includes a spacious family room, an additional bedroom and a beautifully finished bathroom complete with a modern glass shower enclosure. The laundry

area is also located on the lower level and there is still plenty of room for storage. Since the current owner moved in, the home has seen several updates including new flooring and fresh paint, giving the home a modern and move-in ready feel. The backyard is landscaped & fully fenced, making it ideal for children and pets. 3-4 Parking spaces at the back. There is enclosed storage located under the deck & access to a massive parking pad that provides plenty of room for vehicles, trailers or even an RV, all with convenient access from the back alley. This property is ideally located close to parks, playgrounds, walking & biking trails, public transit, schools, the YMCA and numerous shopping amenities. This charming and manageable home is perfect for first-time buyers, a single professional or anyone looking to keep life simple and affordable. Easy to maintain while helping keep monthly utility bills and property taxes manageable, making it a great opportunity for buyers looking to stay within a comfortable budget while still enjoying the benefits of home ownership.