



**3505 39 Street**  
**Red Deer, Alberta**

**MLS # A2292646**



**\$499,900**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Central Vac (As-Is), Garage Wood Cabinets & Shelving, Shed, Wardrobe

**SUBSTANTIALLY RENOVATED!** Tastefully re-done inside and out, this fully renovated bungalow in Morrisroe sits on a large, beautifully landscaped South facing lot. Starting on the outside, this home has all Hardi Plank siding with added styrofoam insulation underneath, updated soffits, fascia, and eavestroughs, 35 year shingles (2009), a pre-cast concrete front step, and beautiful low maintenance landscaping both front and back with mature trees. Step inside to a bright and open floor plan with tile and hardwood flooring throughout the main level, all updated finishing and railings, and a fully updated kitchen offering raised cabinetry, stainless steel appliances, a granite sink, and thoughtful pantry storage. This home offers a very hard to find 4 bedrooms on the main level which includes a spacious primary with a 2 pce ensuite, and 3 additional bedrooms that share a fully renovated 4 pce bath. One bedroom is currently in use as an office and features built in cabinetry which can stay or be removed. As you head downstairs, there's built in coat lockers at the back door, and stairs that lead into a stunning basement family room and rec room space that has been totally re-done with vinyl plank flooring, a built in entertainment centre, and two additional bedrooms that share a fully renovated 3 pce bath that includes a custom tiled walk in shower. The fully finished laundry room offers a sink and cabinets for added storage. Other upgrades in the home include a high efficient furnace (2010), updated electrical including the panel, plumbing (all upgraded to pex), windows, and exterior doors. Outside you'll find a huge fully finished and heated 24x30' garage with a double overhead door at the back and a single overhead door to access the front driveway which is a great place for RV storage or additional off street parking. The South facing backyard offers shade from large trees, beautiful

paving stone walkways, and low maintenance landscaping with mulch beds.