



**40 Connell Close  
Red Deer, Alberta**

**MLS # A2294329**



**\$600,000**

<b>Division:</b>	Clearview Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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>	Central Vacuum, Granite Counters, No Smoking Home		

**Inclusions:** Fridge, Stove (GAS), Dishwasher, Microwave Hood, Window Coverings, Garage Door Openers + Remotes

This is the complete package— an extensively updated home, an oversized pie-shaped lot, and exceptional garage space—all backing onto Central Clearview Park. This beautifully updated 1981 home offers 4 bedrooms and 3 bathrooms with a warm, functional layout designed for everyday living. The interior has seen significant upgrades, including a renovated kitchen with granite countertops, under-mount sinks, updated cabinetry, upgraded appliances, and a gas stove. Two gas fireplaces add comfort and character, while newer windows throughout most of the home bring in natural light and improve efficiency. The exterior has also been enhanced with updated stone and vinyl siding, and the shingles are in excellent condition—giving buyers confidence that the heavy lifting has already been done. Step outside and the value really becomes clear. The massive pie-shaped lot offers space you simply don't find in typical city properties. Fully landscaped with mature perennials, curb-ease edging, newer fencing, and backing directly onto city park space, this yard delivers privacy, room to enjoy, and a setting that's hard to replicate. And then there's the garages—this is where the property separates itself. You get two fully developed, insulated, and heated garages: a double garage with overhead gas heat, and a triple garage with two oversized doors and its own heat source. Both feature concrete approach pads and are set up for year-round use, making them ideal for mechanics, hobbyists, storage, or anyone needing serious workspace. Whether it's vehicles, equipment, or projects, this property is built to handle it. Additional features include RV parking and direct access to green space, tying together a property that offers space, function, and lifestyle in one. If you've been searching for a home with

true yard space, meaningful upgrades, and unmatched garage capacity&mdash;this one stands out.