



**39 Lake Street**  
**Rural Red Deer County, Alberta**

**MLS # A2296761**



**\$450,000**

<b>Division:</b>	Liberty Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-37-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DCD-9A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, outside camera(s) (no monitoring).		

A two storey house with 3 bedrooms and 3 bathrooms. The front entryway greets you to the open style floor plan with laminate flooring that runs through the main floor. The living room is flooded with natural light through the large front window. Ceiling height kitchen cabinets are accented by quartz countertops, a new microwave hoodfan, stainless steel appliances, full tile backsplash, a large eating bar island with a sink, pot/pan drawers and a pantry for your convenience. There is a nice sized eating area and a powder room. Upstairs features 3 bedrooms, 2 bathrooms and a laundry closet. The king sized primary bedroom has a large walk through double sided closet & a 4 piece ensuite with an oversized glass/tile shower, an extended vanity, double sinks, quartz countertops and a water closet. The basement is unfinished and ready for your development with rough in for a bathroom. You'll love the backyard that features a 2 tier deck with a privacy wall and gazebo, vinyl fence and parking for two vehicles. The home features a Brilliant Light System, with touch dimmers, a screen and an app for Alexa to control the lights and thermostat. Better than new with all the appliances included, landscaping and fence! The home has solar panels (assumable contract).