



**11 Nellis Avenue**  
**Red Deer, Alberta**

**MLS # A2298561**



**\$459,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, G		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Gazebo with lights

Meticulously maintained with numerous upgrades over the years! Welcome to this inviting family home with many features and upgrades to appreciate such as gorgeous Acacia hardwood flooring, updated kitchen including appliances, MAIN FLOOR LAUNDRY, newer trims, updated bathrooms and windows. Shingles, siding, fascia soffits (2018), Furnace and A/C (2010), HWT (2021). The Garage offers RADIANT Heat with a workshop area for all the tools. The Yard has been meticulously maintained front and back and includes IRRIGATION. Ease into summer on this fabulous oversized deck overlooking a beautifully landscaped yard with newly planted cedars and shrubs. Three bedrooms up and The 4th bedroom on the third level is set up as an office right next to the cozy family room featuring a wood burning fireplace. The fourth level is developed into a games room with an exceptional amount of storage that we all wish we had. If you are looking for a family home with a space for everyone, walking distance to schools on a quiet street then this one is waiting for you! Truly a real pleasure to show!