



13 Scott Street
Red Deer, Alberta

MLS # A2299301



\$469,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, etc.		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Pantry, Separate Entrance, Storage		

Inclusions: Shed, Garage Remote x1

Located in highly sought after Sunnybrook location, this well cared for bungalow offers an unbeatable setting just steps from an elementary school, parks, playgrounds, and Red Deer's best trails and walking paths. Over the years, this home has seen a number of thoughtful updates that enhance both comfort and functionality, including an entirely updated exterior, vinyl fencing, updated windows and doors, a full kitchen renovation including modern white cabinetry with granite countertops, stainless steel appliances, updated windows, doors, newer shingles (2019), and rubber driveway (2020). Step inside to a bright and functional main floor offering over 1,100 sq ft of living space and low maintenance ceramic tile throughout. The spacious living room flows into the dining area and updated kitchen, creating a comfortable everyday layout. Three bedrooms on the main level make this a great family layout, and the primary bedroom enjoys its own 2 pce ensuite, while the other bedrooms share a full 4 pce main bath. The basement is fully developed with a cozy family room, massive rec space (or potential 4th bedroom) with a walk-in closet, an additional 3 pce bath that also includes laundry, and plenty of additional storage space. Outside, you'll appreciate the large, South facing, fully fenced yard with mature landscaping, featuring a covered brick patio space to relax and enjoy your summer months. The long rubber driveway leads to the attached single 12x30's garage, providing plenty of off street parking and everyday convenience. A solid home in a highly desirable location, ready for its next owners to move in, enjoy, and make it their own!