



80 39235 Trail
Rural Red Deer County, Alberta

MLS # A2302049



\$799,900

Division:	Spruce Lane		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,850 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	1.90 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Level		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Private Sewer, Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-39-27-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s)		

Inclusions: refrigerator, stove top, oven, microwave, dishwasher, washer/dryer

Beautifully updated 1990 bungalow on 1.9 acres in a highly sought-after neighbourhood just minutes from town with direct access to the C & E Trail. This home offers 4 large bedrooms plus an office, new flooring throughout, a fully renovated quartz kitchen, fresh paint, and two upgraded bathrooms. New patio doors off both the kitchen and primary bedroom lead to an expanded deck with hot tub. Electrical panel updated in 2023. Basement window re-welled and brought to proper egress standards in one of the bedrooms. Rear yard is fenced, and a large parking pad has been added. A well-maintained acreage property in a prime location with excellent upgrades throughout. The list is long.... added an office, new flooring throughout, , new lighting,.there is nothing to do to this amazing bungalow but move in and enjoy!