



**30 College Park Close
Red Deer, Alberta**

MLS # A2125906



\$625,000

Division:	College Park		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,340 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Heated Garage, RV Access/Parking, Single Garage Detached, Triple Garage		
Lot Size:	1.16 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1E
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, green house, Craftsman lawn tractor. Built in vac is "as is".

Opportunity to own a 1.16-acre acreage in the city in the sought-after neighborhood of College Park. Good sized family bungalow with 5 beds & 2 baths, a single detached garage, and a heated 1312 sq ft detached garage with room for an RV. Large South-facing front deck. The main floor features a large living room that is open to the kitchen with a good-sized eating area and a pantry with lots of natural light. The primary suite is large with a walk-in closet. Down the hall are two more bedrooms and a full 4pc bath plus a laundry chute down to the laundry area for your convenience. Just off the spacious back entry down to the basement, there is a massive family/games room with a gas fireplace. Two more large bedrooms and a new 3pc bath. Lots of storage throughout the home and a cold room. There have been numerous upgrades over the years including all new triple pane windows, brand new exterior doors, shingles replaced in 2017, and new laminate flooring throughout in 2015. Newer water well in 2005. The property is nicely landscaped with lots of mature trees and is very private. Fire pit area, greenhouse. Located at the end of a quiet close. Close to all amenities, schools, and parks. A must-see!