



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

**MLS # A2125906**



**\$625,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1E
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!