



**59 Anquetel Street
Red Deer, Alberta**

MLS # A2140424



\$519,800

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,506 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: STOVE, FRIDGE, DISHWASHER, WASHER/DRYER, WINDOW COVERINGS, GARAGE LIFT, STAIR LIFT, SHED, GARAGE DOOR OPENER & CONTROL(S)

CONSIDER this handicap accessible bungalow backing onto the park in Anders! Discover this 4-bedroom, 3-bathroom bungalow with 1500 sq ft of living space and a semi-open floor plan. The spacious kitchen overlooks the dining area, which is surrounded by windows that offer stunning views of the yard and park. The roomy living room features a gas fireplace and a south-facing window, perfect for enjoying the sunshine on the covered deck, yard, and park. The primary bedroom boasts a walk-in closet, an ensuite with a large tub, and a separate shower. The main floor also includes a second bedroom or office, a convenient laundry room, and a 4-piece bath. Downstairs, accessible via chairlift, you'll find a large area perfect for a TV and games room, two large bedrooms, an oversized bathroom, and plenty of storage space. Recent upgrades include Poly B plumbing replaced in June, freshly painted on the main floor, a mid-efficiency furnace, double hot water tanks, and new vinyl plank flooring in high-traffic areas installed in 2023. The exterior of the home is just as impressive with two apple trees, a garden area, shed, large covered deck, and plenty of shrubs for privacy. The oversized garage is equipped with a lift for easy access for those with mobility challenges. This home offers comfort, convenience, and beautiful park views. Don't miss your chance to make it yours!