



**36 Valley Green
Red Deer, Alberta**

MLS # A2141099



\$699,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: Wall unit in bonus room, central ac

Amazing opportunity to own this rare find - FOUR bedrooms upstairs plus an office on main floor and bonus room! This 2-storey home will certainly impress large families who require space. Not to mention, this home is located across from a green space and a minute walk to the park! The main floor features an office off the front entry plus main floor laundry/mud room off the garage entry. Complete with built in storage for coats and shoes. Also on the main floor, a 2pc. Bathroom, large living room with a gas fireplace, dining area with plenty of windows exuding tons of natural lighting. The kitchen has maple stained cabinets, quartz countertops, a large island allowing for prep space when cooking or baking, stainless steel appliances, sil-granite sink, corner pantry and an seating at the island. Upstairs, you'll find a large bonus room with big windows, FOUR bedrooms which are all generous sizes, a 4pc. Bathroom, and the primary bedroom is equipped with a 5pc ensuite and walk in closet. The ensuite bathroom has a water closet, shower, soaker tub and dual sink vanity. The basement in this home is fully finished with a large family room, 4pc. bathroom, storage space and another bedroom. Other features include: professionally installed LED permanent lights on the exterior(2023), central AV, vinyl fencing, underground sprinklers, a large deck, hardwood flooring on the main floor, central vacuum with a brand new power head, HRV and on demand hot water heater.