



**73 Selkirk Boulevard  
Red Deer, Alberta**

**MLS # A2143534**



**\$369,900**

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Separate Entrance, Storage		

**Inclusions:** FRIDGE, STOVE, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 4 BED, 2 BATH BUNGALOW LOCATED IN SUNNYBROOK ~ SEPARATE BASEMENT ENTRANCE ~ 20' X 24' ATTACHED GARAGE ~ LARGE CORNER LOT WITH MATURE TREES ~ The spacious living room is flooded with natural light from the large south west facing picture window that overlooks the front yard ~ Easily host a large family gathering in the dining room with another large window with views of the green space just across the street ~ The u-shaped kitchen offers a functional layout with plenty of light stained maple cabinets, ample counter space including a peninsula with an eating bar, window above the sink and black appliances ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture and has a large closet with built in organizers ~ 2 additional bedrooms and a 4 piece bathroom complete the main level ~ Just off the kitchen is a separate entrance with access to the backyard and deck ~ The fully finished basement offers a large family room with tons of space for a games area, a teenager size bedroom that can easily accommodate a king bed plus a walk in closet, an oversized 4 piece bathroom with built in shelving, laundry and tons of space for storage ~ The backyard is fully fenced with back alley access, landscaped with mature trees and also offers a large front and side yards that overlook a treed green space ~ 24' x 20' garage, concrete front driveway and a gravel pad with alley access ~ Located in sought after Sunnybrook, just steps to Red Deer's extensive trail system, close to multiple schools, parks, shopping and all other amenities.