



**66 College Park Drive
Red Deer, Alberta**

MLS # A2148545



\$689,900

Division:	College Park		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,359 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Front Drive, G		
Lot Size:	1.16 Acres		
Lot Feat:	Gazebo, Garden, Greenbelt, Landscaped, Many Trees, Private, Secluded, Tr		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1E
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Fridge, cooktop stove, builtin oven, builtin dishwasher, microwave hoodfan, washer, dryer, security system equipment, electric fireplace, 3 garage door openers with 2 remotes, central vacuum with attachments, gazebo furniture, shop air compressor

Welcome to your private oasis within the city! Nestled on an expansive 1.16-acre lot, this captivating property offers the rare combination of urban convenience and serene seclusion. A true nature lover's dream, this fully treed haven boasts a 4-bedroom, 2-bathroom bilevel home with 1,354 square feet of well designed living space. As you enter, you'll be immediately drawn to the treed views visible from every window, creating a sense of tranquility and connection with the outdoors. The main floor features a convenient laundry room, ensuring ease of living. The interior has been nicely renovated with an eye for detail, embracing soft, warm tones that create a welcoming and cozy atmosphere. Quality laminate flooring flows seamlessly, complementing the aesthetic of the home. Enjoy in the large soaker tub or the convenience of a walk-in shower in the well-appointed main bathroom. The heart of the home is the updated kitchen, where culinary delights await. With its updated appliances and ample counter space, meal preparation becomes an ease. The lower patio area is a prime spot to soak up the surroundings, with a private tree line to enhancing the ambiance. A charming gazebo offers an ideal spot to entertain guests or enjoy peaceful moments. A 24x26 heated shop complete with a 220-welder plug, is a space tailor-made for creative pursuits or practical projects. The sun enthusiasts will relish the south-facing backyard, basking in sunlight throughout the day. The property's prime location offers the best of both worlds—urban amenities at your doorstep and the solace of nature just beyond your threshold. Immerse yourself in a lifestyle where shopping, groceries, dentists, drug stores, gyms, schools, and bike trails are all easily walkable. Should your adventures take you further, public transportation is conveniently close. This is more than a home; it's a

retreat, an escape, and a sanctuary. Experience the embrace of nature, the convenience of city living, and the serenity of a private haven.