



**71 Anquetel Street  
Red Deer, Alberta**

**MLS # A2157333**



**\$594,900**

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection, Phone
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

Unique 1 1/2 Story home on a quiet street in Anders Park. Close to schools, parks and playgrounds and the Collicut Center. Many upgrades have been done to this amazing property over the years. All the poly B plumbing was taken out in February 2024 and replaced with Pex plumbing. All new triple pane windows in 2021 except for 3 basement windows, new carpet runner on stairway, new washing machine on the main floor (never used). Main floor has vinyl plank and tile flooring. Kitchen has been updated with a 7 ft island, granite counter tops, stainless steel appliances, tiled backsplash and white maple painted cabinets. Two sitting areas and dining room are also located on the main floor as well as a 4 pc bathroom and laundry room. Upstairs is the Primary bedroom that features a very generous sized walk in closet and 4 pc ensuite with a corner jet-tub and a new subway tiled shower with new shower head and taps. Downstairs is fully developed and includes a large sitting (T.V. area) 2 large bedrooms and a storage room. There is also a 4 Pc bathroom and another laundry room which works amazing if you happen to have teenage children. The backyard has a vinyl fence and a tiered vinyl deck, large shed with metal roll up/roll down door and a private shaded fire pit area. Enjoy the sun all day in your South facing backyard. Put this home on your view list today.