



**18 McPhee Street  
Red Deer, Alberta**

**MLS # A2187066**



**\$434,900**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Mini Bar Fridge Upstairs, Freezer/Fridge Combo Downstairs, Garden Shed & Most Window Coverings and Blinds

Welcome to this desirable CORNER LOT in the family friendly neighborhood of Morrisroe! This 4 BEDROOM/2 BATHROOM home contains everything required for comfort, including colour accents that bring out the best in each room. Enjoy all new luxurious VINYL PLANK flooring on both levels of the home, new paint, custom finishes and so much more.! The living room upstairs is super cozy with a large south facing window and WOOD BURNING fireplace with brick surround. The living room nicely connects to the dining room making it a perfect place to gather. The Kitchen has lots of cabinet and counter space and a huge stainless steel samsung fridge & new dishwasher. There is a sliding glass door that leads to the large 2 tier partially covered back deck & fully fenced yard. Down the hall are the 3 upstairs bedrooms. The Primary bedroom has a connecting entrance door to the 4pc main bath with a jetted soaker tub. An additional sink was added to create a double vanity & new toilet (2024). The color contrast and decor really give the bathroom great style. An added bonus to this home, is the potential to develop the basement into a legal suite (approved on a discretionary basis with the city) or use as is and enjoy all the reno's already completed. The downstairs bedroom easily fits a King size bed and desk. The laundry room is spacious and hosts a new matching stainless steel washer and dryer set. The windows are all new (with the exception of 2 upstairs) and the attached 24x24 GARAGE has 2 new garage doors and openers and offers plenty of room for storage. OUTSIDE There is plenty of parking including room for your RV and all new eavestroughs! This LARGE CORNER LOT is a Gardener's DREAM & includes a SHED, a spacious porch with 2 sets of stairs and a gate. The city recently updated their portion of the water and sewer lines in this area.

Here you are close to it all, schools, walking paths and multiple shopping areas.