



**96 Long Close  
Red Deer, Alberta**

**MLS # A2203774**



**\$410,000**

<b>Division:</b>	Lonsdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge (2), Stove (2) B/I Microwave (2) Central Vac & Attachments, Window Coverings, Washer, Dryer, Shed

This charming bi-level home offers a ‘welcome home’ kind of curb appeal with a covered front porch and a beautiful arrangement of shrubs. The shrubbery along the front of the home includes a lovely lilac shrub, complemented by black rock ground cover for easy maintenance. Upon entering, the front entry features a high ceiling, a double closet, and additional space for an extra storage unit. The open-concept main living area on the upper floor is bright and inviting, highlighted by a vaulted ceiling and laminate flooring. The kitchen has dark cabinetry, ample counter space, and a double-closet pantry for extra storage. The main floor includes three bedrooms, a full bathroom, and a private 3-piece ensuite for the spacious primary bedroom. The primary bedroom also features a walk-in closet, a high ceiling, and an oversized window that allows for abundant natural light. A back door leads to a 9' x 11' upper deck with stairs descending to the fenced yard and a designated dog run. The fully finished walkout basement (illegal suite) adds valuable living space with its own separate rear entry opening onto a 9' x 17' concrete pad. The beautiful additional kitchenette features white cabinetry, a subway tile backsplash, feature shelving, and stainless steel appliances, including a fridge, stove, built-in microwave, and dishwasher. The large family room is bright and spacious, with large windows, high ceilings, and stylish vinyl plank flooring. The basement also includes two additional bedrooms, a 4-piece bathroom, and a combined laundry, storage, and furnace room. For added comfort, the basement is equipped with functional in-floor heating. The fully fenced backyard offers ample outdoor space with a 10' x 10' storage shed, a fenced dog run, and designated storage areas. A gravel parking pad at the rear of the property provides space for two

vehicles. This home shows well and is located in a desired location ~ several nearby greenspaces & playgrounds ~ Long Close backs onto 20th Avenue Pathway along Red Deer's south east side offering great views of farmland to the east ~ walking distance to Mattie McCullough School ~ close to several high schools, restaurants, shopping and the Collicutt Centre.