



**45 Sullivan Close
Red Deer, Alberta**

MLS # A2207043



\$389,900

Division:	Sunnybrook South		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Low Maintenance Landscape, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Step inside 45 Sullivan Close and be impressed instantly! Welcome to this beautifully maintained townhome, nestled in one of the most sought-after neighborhoods in town where it's local traffic only and you're close to all the amenities. With a spacious and thoughtfully designed layout, this home offers everything you need and more. Boasting 4 generous bedrooms and 4 bathrooms, including a beautiful walk-through ensuite leading to a stunning walk-in closet, this home is perfect for growing families or those seeking a bit of extra space. The main floor is bright and airy, ideal for entertaining and seamlessly flows into the kitchen and dining room. Enjoy the convenience and comfort of a front attached single garage and well appointed 2 piece bathroom. The dining room leads to your east facing deck, complete with vinyl fenced yard and a gas hook up for your bbq. Back inside are 3 bedrooms upstairs, including the master suite, which provides a comforting retreat and very inviting ensuite and walk in closet. Downstairs is fully developed, and you'll find another bedroom, full 4 piece bathroom, utility room and additional storage space. This basement is perfect for growing families and people looking for more additional living space. Additional highlights include the home's prime location in a vibrant community, close to shopping, parks, and schools. From top to bottom, this home is as clean as can be, with thoughtful attention to detail at every turn. Don't miss your chance to own this impeccable property that offers both comfort and style in a fantastic neighborhood. Schedule your viewing today!