



**58 Linn Close
Red Deer, Alberta**

MLS # A2295704



\$514,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: n/a

Located on a quiet close and backing onto a beautiful park, this 5-bedroom home offers a family-friendly location just steps from the Collicutt Centre and schools. Watch your children play in the park or walk to school, whether they're in elementary or high school. A spacious front entry welcomes you into the home, with vaulted ceilings create an open, feel throughout the living room and into the kitchen. The kitchen features oak cabinetry, a full tile backsplash, a centre island, and a generous dining area overlooking the park. Enjoy year-round views of the baseball diamonds, skating rink, tennis and basketball courts, playground, and popular toboggan hill. The main floor offers three comfortable bedrooms and a 4-piece bathroom. The fully developed walkout basement includes a spacious family room with a gas fireplace, two additional large bedrooms, and another 4-piece bathroom, providing plenty of space for a growing family or guests. Outside, the landscaped pie-shaped lot is fully fenced and surrounded by mature trees for privacy. The backyard features a two-tier deck with aluminum and glass railings, convenient under-deck storage, and a lower unistone patio that is wired for a hot tub—perfect for relaxing or entertaining.