



**40 Drever Close
Red Deer, Alberta**

MLS # A2305635



\$758,800

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,297 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Additional washer/dryer in basement suite. Primary bedroom TV & mount.

An incredible opportunity to own a home with truly unmatched value in Red Deer. This timeless 2,300 sq. ft. walkout two-storey offers space, flexibility, income potential, and features that are rarely found all in one property. This home includes a legal, self-contained 2 bedroom suite with its own laundry previously rented for up to \$1800, as well as space to add a 4th bedroom on the upper floor, two garages, and a beautifully manicured yard with mature trees, professional landscaping, retaining walls, patio space, and turf — creating the ultimate private backyard oasis. The main floor welcomes you with a grand entryway, spiral wood staircase & soaring ceilings. The front living room features a large window overlooking the quiet keyhole close, while the adjacent formal dining room is finished with elegant crown moulding. The second living room is truly stunning, featuring two-storey ceiling height and a floor-to-ceiling stone surround gas fireplace. This impressive space is perfect for gathering and flows seamlessly into the eating area, kitchen, and four-season sunroom that also has a gas fireplace. The kitchen features custom cabinetry, a covered hood fan, granite countertops, an island, and an in-sink garburator. Also on the main floor is a renovated powder room, additional closet space off the garage entry as well as a functional mudroom that could also be used as an office. Upstairs, you’ll find upper floor laundry, 3 bedrooms, 2 full bathrooms, and a bonus room that could be converted into a 4th bedroom if needed. The spacious primary bedroom includes a walk-in closet with built-in organizers and a beautifully renovated ensuite featuring a double sink vanity, custom tiled shower, water closet, and heated tile floors. The second upper bathroom also features a custom tiled shower and a brand new vanity. The walkout lower level is

home to the legal 2 bedroom suite, complete with its own kitchen, living room, full bathroom, laundry, and private rear access to off-street parking. Whether used for extended family, rental income, or added flexibility, this suite is a major bonus. This property also includes an attached garage with in-floor heat plus a detached garage in the back. Additional standout features include a high-efficiency furnace replaced in 2017, new hot water tank in 2024, central A/C, in-floor heating in the basement, Solar One windows, California shutters, and new shingles in 2017. Homes like this do not come up for sale often, especially with this much space, income potential, parking, landscaping, and overall value.