



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6 Sydney Close
Red Deer, Alberta**

MLS # A2306488



\$599,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,142 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Shed x2, Pergola

Welcome to 6 Sydney Close in Sunnybrook—This home is located on a quiet close in one of Red Deer's most sought after neighborhoods with an amazing green space, close to parks, schools, and walking trails. The main floor offers a functional layout with a spacious living room, floor to ceiling windows, featuring a wood fireplace and hardwood floors. A large kitchen with stainless steel appliances, quartz counter tops, plenty of workspace, and a dining area. This home has three bedrooms up, including the primary, along with a fully renovated full 5-piece bathroom. The basement is fully developed with a large rec room, a fourth bedroom, a renovated 3-piece bathroom, and plenty of storage options. The home additionally features an underground sprinkler system and boasts a new furnace and newer hot water tank. Your new backyard is an oasis with a paving stone patio, amazing landscaping, garden boxes and a detached garage. Amazing curb appeal with modern comforts in a great location.