



GRASSROOTS
REALTY GROUP

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11 McCune Avenue
Red Deer, Alberta

MLS # A2319310



\$425,000

Division:	Morrisroe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,259 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Oversized, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Track Lighting		

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, All Window Coverings, AC, 1 Garage Remote, Shed, TV Wall Mount

Nestled on a quiet street in the highly desirable Morrisroe neighbourhood, this spacious 4-level split offers the perfect blend of comfort, functionality, and family-friendly living. The large, private backyard is a true standout, providing a peaceful retreat that sets this property apart. Designed with a growing family in mind, the well-planned layout offers space for everyone. The bright and inviting living and dining areas feature west-facing windows, filling the home with an abundance of natural light. The cheerful kitchen offers ample cabinetry and overlooks the beautifully landscaped backyard. Upstairs, you'll find three bedrooms, including the primary suite complete with a convenient 2-piece ensuite. The main bathroom has been tastefully updated. The third level features a cozy family room with a wood-burning fireplace, a fourth bedroom, and an additional bathroom—ideal for teenagers, guests, or a home office. The fourth level adds even more versatility with a spacious flex room perfect as a playroom, games room, home gym, craft studio, or media room, along with a fifth bedroom and the laundry/mechanical area. Parking is never a concern with a detached rear garage plus a front driveway offering additional space for vehicles or RV parking. Enjoy excellent walkability with schools, parks, playgrounds, and shopping all nearby. If you're looking for a home your family can grow into in a safe, established, and welcoming community, this may be the perfect property for you!