



**7 Michener Boulevard
Red Deer, Alberta**

MLS # A2320318



\$550,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Michener Hill | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,267 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | City Lot | | |

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|--------------------|----------------------------------|-------------------|--------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 177 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-D |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: all blinds and appliance, TV lower level with receiver, DVD player, SONOs System, projector screen, doorbell camera, 1 garage remote, decorative items on inside of back fence (Everything is "AS IS")

Spacious, beautifully maintained, and impeccably cared for, this exceptional half duplex offers the square footage, privacy, and yard space often found in a single-family home. Located in a desirable 55+ adult-living bare land condominium community, this property combines comfort, convenience, and low-maintenance living. The welcoming main floor features a generous entryway, a versatile bedroom or home office, and a stunning primary retreat complete with a walk-in closet, spa-inspired ensuite, and direct access to the deck. The well-appointed kitchen is designed for both everyday living and entertaining, offering granite countertops, abundant cabinetry, stainless steel appliances, an induction stove, ice-maker refrigerator, garburator, double sink, and plenty of workspace. Rich hardwood flooring, large windows, and screened front and back doors create a bright and inviting atmosphere with refreshing cross-breezes throughout the home. The heated double attached garage is equipped with a floor drain and man door, while convenient access into the laundry room and 3-piece bathroom adds everyday functionality. A cozy gas fireplace, central air conditioning, built-in Sonos speaker system, central vacuum system, water softener, and numerous thoughtful upgrades further enhance the home's appeal. The fully finished lower level offers in-floor heating, two spacious bedrooms with large closets, a full bathroom, ample storage space, and a comfortable recreation area complete with a projector TV room and wet bar. Unique ceiling details throughout the lower level add character and craftsmanship that must be seen to be appreciated. Additional peace of mind is provided by a water sensor alarm in the lower level. Outside, enjoy a fully fenced private backyard backing onto green space, providing a peaceful setting for relaxing or entertaining. A

spacious deck, mature rhubarb plants, and sensor-activated exterior lighting add to the enjoyment of this beautiful outdoor space. Ideally located near the Red Deer Regional Hospital, walking trails, shopping, and the popular Michener Gardens community garden plots, this sought-after adult-living community offers a peaceful, low-maintenance lifestyle. Condominium fees of \$177 per month include snow removal and grass cutting, allowing you more time to enjoy the things you love in a highly desirable location.