



GRASSROOTS

REALTY GROUP

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**109 Selkirk Boulevard
Red Deer, Alberta**

MLS # A2323457



\$579,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, Storage, Wet Bar		

Inclusions: Dishwasher, Garage Controls, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/ Dryer Water Conditioner

Welcome to this beautifully maintained bungalow in the desirable community of Sunnybrook. Offering a 3 bedrooms up and 1 bedroom down layout, with thoughtful updates throughout, and exceptional pride of ownership! The bright and inviting main floor features a spacious living room with a gas fireplace and large front window overlooking the greenspace across the street. The beautifully updated kitchen is sure to impress with quartz countertops, a gas stove, eat-up island, ample cabinetry, and an adjoining dining area that overlooks the backyard. High-end laminate and hardwood flooring flows throughout much of the main floor, while newer vinyl windows allow for an abundance of natural light. The primary bedroom offers direct access to the covered deck through sliding patio doors, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. Two additional bedrooms and a spacious 5-piece bathroom complete the main level. The fully developed basement offers a large family room with wet bar, a convenient 2-piece bathroom, and a massive fourth bedroom that provides endless possibilities for guests, teenagers, a home office, gym, or hobbies. You'll also appreciate the abundance of storage and utility space. Outside, the mature landscaped yard provides plenty of room for children, pets, and outdoor entertaining. Enjoy summer evenings on the covered deck or gather around the firepit area with family and friends! The oversized detached double garage with 220 power, front paved parking pad, and additional off-street parking provide ample room for vehicles, toys, and recreational equipment including enough room for an RV. Located in one of Red Deer's most sought-after neighborhoods, Sunnybrook is known for its mature trees, parks, walking trails, schools, and convenient access to shopping and

amenities. A fantastic opportunity to own a well-cared-for home in an established neighborhood, this home is ready for its next family to move in and enjoy!