



**5 Selkirk Boulevard
Red Deer, Alberta**

MLS # A2324459



\$529,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: All appliances & window coverings (as is)

Welcome to this charming home in Sunnybrook, one of Red Deer's most sought-after neighbourhoods. Ideally located within walking distance to parks, schools, trails, and beautiful green spaces, and just minutes from all of Red Deer's amenities, this property offers the perfect blend of convenience, comfort, and community. Situated on a mature 7,150 sq. ft. lot with RV parking, the home is surrounded by towering trees and offers a private backyard retreat perfect for relaxing, entertaining, or enjoying the outdoors. Inside, you'll find a bright and inviting open-concept layout filled with character and natural light. The stunning shiplap vaulted ceiling and expansive windows create a warm, sun-drenched living room, while the cozy electric fireplace adds charm and comfort. The seamless flow between the living, dining, and kitchen areas makes everyday living effortless, with easy access to the back deck for indoor-outdoor enjoyment. The main floor also features a well-appointed bedroom, convenient mud room, and 2-piece bathroom. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and 3-piece ensuite, along with two additional bedrooms, a 5-piece bathroom, and built-in shelving for added storage and functionality. The lower level offers excellent flexibility with a convenient kitchenette, large recreation room, and an additional bedroom with its own 3-piece ensuite, making it ideal for guests, extended family, or entertaining. This is a rare opportunity to own a character-filled home in one of Red Deer's most established and desirable neighbourhoods, known for its mature landscaping, peaceful atmosphere, and exceptional location.