



**3514 Spruce Drive  
Red Deer, Alberta**

**MLS # A2327098**



**\$734,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn,		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, window coverings, alarm system, deep freeze, hood fan, garage door opener & 2 controls, washer & dryer.

A bungalow on Spruce Drive backing onto the ravine and siding onto trees! The curb appeal is accented by the double car garage, surrounding trees and only one neighbour. The open style floor plan features vaulted ceilings and is flooded with natural light through the large windows overlooking the backyard and treed reserve. The living room features a gas fireplace with stone surround and a wood mantle. The dining room has patio doors out to the deck with glass & aluminum railings with steps down to the patio and yard. Oak kitchen cabinets are accented by granite countertops, stainless steel appliances, and a window (replaced roughly 2 years ago) above the sink looking out to the yard. There is a powder room, a den (window replaced about 6 years ago), main floor laundry in the back entryway, a 3 piece bathroom with a custom tiled shower and upgraded countertops/backsplash. There are two bedrooms on the main floor, including a primary bedroom with a walk in closet and patio doors out to the deck. The basement features 3 bedrooms, a family room and a storage room. You'll enjoy the lovely yard with a lower-level concrete patio, grassed area, all surrounded by mature trees and fenced. The shingles were redone about 12 years ago, the boiler was replaced about 2 years ago and the tank roughly 2019.