



GRASSROOTS
REALTY GROUP

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9 Stirling Close Red Deer, Alberta

MLS # A2330520



\$609,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, L		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Wedge Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island		

Inclusions: Shed

Rare opportunity in one of Red Deer's most sought-after locations! Tucked away on a quiet close and facing a beautiful green space, this well-maintained property sits on an impressive 13,000 sq. ft. lot, offering space, privacy, and endless possibilities. Whether you're looking for room to park your toys, pursue your hobbies, or simply enjoy an oversized yard in a mature neighbourhood, this property delivers. The standout feature is the brand-new 40' x 30' heated shop (2025) with 12-foot ceilings, two powered overhead doors (10' x 16' & 8' x 9'), four 220V outlets, and a floor drain, a dream setup for mechanics, woodworkers, contractors, car enthusiasts, or anyone needing exceptional workspace. In addition, the property includes a 24' x 20' detached garage, a large 80 foot driveway, and plenty of additional parking. Inside, this well-cared-for 3-bedroom, 2-bathroom home offers timeless character with beautiful original hardwood flooring in exceptional condition, a bright and spacious living room, functional kitchen, and adjoining dining area. The main floor features three bedrooms and a full 5-piece bathroom. Downstairs, the basement includes a second full bathroom and a large open layout with excellent potential to add a fourth bedroom, home office, gym, or additional living space. Finished with a durable epoxy flake floor coating (2025), it's a clean, versatile space that's ready to use today while offering outstanding future development potential. Numerous recent updates provide added peace of mind, including electrical (2025), furnace (2024), hot water tank (2024), washer and dryer (2025), and new shingles on both the house and detached garage (2026). A rare combination of location, lot size, parking, and incredible shop space, all just steps from parks, walking trails, schools, and the amenities that make Sunnybrook one of Red Deer's most desirable neighbourhoods.

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