



GRASSROOTS
REALTY GROUP

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5808 43 Avenue
Red Deer, Alberta

MLS # A2330604



\$779,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,727 sq.ft.	Age:	1948 (78 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, Rear Drive		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Native Plants, Private		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Garage Wood Shelving, Chest Freezer, Fridge/Freezer Drawer in Island, Central Vac and Attachements (as is), Shed, Hot Tub (as is), Wired Sonos Speakers, Govee Christmas Lights

Character, space and a little bit of magic come together in this one-of-a-kind Waskasoo home. Extensively upgraded and placed on a new foundation, this home's effective age is much newer than its origins. While so much has been renewed, it has retained the warmth and architectural interest that make a character home so special. This distinctive 5 bedroom home is designed for both everyday living and memorable moments. The kitchen is made for gathering and the large dining area with a coffered ceiling is ideal for hosting events. Just beyond the family room, an impressive 10 ft wide patio door opens to create a seamless indoor-outdoor connection. The main-floor primary bedroom offers a private ensuite, while upstairs, two charming bedrooms with sloped ceilings each hide a surprise ~ secret rooms tucked away and finished as fun spaces for kids to enjoy. A bright 5-piece bathroom with dual sinks completes the upper level. Downstairs, the fully developed basement adds two more bedrooms, another full bathroom, and a laundry room ~ all with high ceilings and in-floor heating. Outside is where this property becomes even more special. Surrounded by mature trees and established plantings, the private backyard feels like a nature escape with inviting spaces to enjoy from afternoons on the deck to evenings around the firepit. The oversized, heated 24'x30' garage features an additional overhead door that opens onto a ground-level patio. An unexpected extension of the outdoor living space where patio lights have set the scene for many summer movie nights. In keeping with the character of the property, there's even a chicken coop, with four resident chickens available to stay for buyers who would love to continue the tradition. All of this on a 7547 sq ft lot in the inviting community of Waskasoo, close to parks, trails and schools. A home with history, heart

and spaces you simply won't find everywhere.