



GRASSROOTS
REALTY GROUP

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10 Sydney Close
Red Deer, Alberta

MLS # A2333501



\$359,900

Division:	Sunnybrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Covered, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

PREMIUM LOCATION - RENOVATION OPPORTUNITY - Sydney Close is one of the most sought after locations in desirable Sunnybrook, offering a large green space across the street, away from traffic and noise, and just steps away from the best trails in the city. Packed with potential and ready for a fresh new chapter, this bungalow offers over 1,100 square feet on the main floor with vaulted ceilings, a spacious living room filled with natural light, three bedrooms, a full 4 pce bathroom, and a functional kitchen and dedicated dining space. The basement features a large rec room with bar area, a fourth bedroom, 3 pce bathroom with shower, a large laundry and utility area, and plenty of storage, providing even more space to transform into your ideal layout. Outside, you'll find a covered carport and concrete driveway, mature trees, and a fenced backyard with plenty of room to create your own outdoor retreat or add a garage.