



GRASSROOTS
REALTY GROUP

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93 Page Avenue
Red Deer, Alberta

MLS # A2339680



\$569,900

Division:	Pines		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,160 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Environmental Reserve, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Escape to your own private nature sanctuary with this beautifully maintained, freshly painted (main floor) 4-level split, hidden away on a massive lot in the highly sought-after Pines neighbourhood. From the moment you arrive, the incredible curb appeal catches your eye with a west-facing front deck and elegant glass railing—the ultimate spot to unwind with a glass of wine and enjoy summer sunsets. Inside, massive windows flood the spacious front living room and formal dining area with year-round natural light, leading into a chef-ready oak kitchen with a built-in wine rack and a cozy breakfast nook that overlooks an inviting family room complete with a wood-burning fireplace and patio doors. The thoughtful layout continues upstairs with three bedrooms, highlighted by a luxurious primary retreat boasting its own gas fireplace, walk-in closet, private balcony for morning coffees, and an ensuite with a steam shower with new unit; while the third and lower levels offer a private fourth bedroom and endless potential for a future games or theatre room. The true showpiece of the property is the massive, ultra-private backyard sanctuary backing directly onto a wooded reserve, where you can watch local wildlife, enjoy the peaceful sounds of a small pond; benefit from underground sprinklers, and roast marshmallows by the firepit. Numerous updates have been completed over the years, including windows and driveway in this solid well built family home. Properties of this caliber in this neighborhood rarely come available—schedule your viewing today to experience this one-of-a-kind family home for yourself!