



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**13 Dunn Close
Red Deer, Alberta**

MLS # A2342663



\$429,999

Division:	Deer Park Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,414 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: n/a

**** Update****.. Poly B now removed and fully replaced! Incredibly well kept and thoughtfully updated, walk-out half duplex that is geared for adult living at it’s best! Located in a quiet, like-minded close where neighbors quickly become friends, this charming walk-out bungalow offers total peace of mind and full main-floor accessibility. The functional layout brings effortlessness on the main floor with durable vinyl plank floors, custom blinds, and a cozy gas fireplace in the living area. The primary retreat features a private ensuite equipped with an accessible walk-in shower tub for safety and ease plus comfortable, higher-height toilets - an added feature your future self can be thankful for! Main Floor Laundry is neatly tucked away off the garage access and a secondary bath that includes a soothing jet tub, perfect for soaking and relaxation. The second room on the main offers a little extra versatility. Easily used as a den, an office or a just a smaller bedroom for visiting family. To add to it all, there has been some very thoughtful efficient upgrades that deserve attention: Solar panels to significantly lower the monthly utility bills. Modern Energy-Efficient triple-pane windows to keep the home whisper-quiet and comfortable in every season. Even more peace of mind with a newer furnace (2023) newer hot water tank (2025), and an integrated water softener and reverse osmosis system. Functional, practical updates making everyday life more affordable and comfortable!! The fully finished Walk-Out basement adds an extra bonus living area complete with a second gas fireplace, full bathroom, storage and the final generously sized bedroom. Outside you will find your covered patio, dry storage and a low maintenance back yard that is fully fenced with vinyl fencing. For the cherry on top, an attached garage to provide warmth and secure vehicle storage during winter months! A

turn-key property nestled in a mature, established neighborhood that gives simplicity and peace of mind without sacrificing quality or space.