



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

43 Allan Street
Red Deer, Alberta

MLS # A2349857



\$549,900

Division:	Anders Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,369 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Private		

Heating: Baseboard, Boiler, Forced Air, Hot Water

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Ceiling Fan(s), Dry Bar, Open Floorplan, Quartz Counters, Sauna, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Blinds

A home made for entertaining! This spacious Anders Park property offers an impressive combination of living space and unique amenities, including an indoor swimming pool/hot tub, sauna, and two double garages. The main floor features a bright and welcoming layout with plenty of room for everyday living and gathering with family and friends. The kitchen offers light cabinetry, quartz countertops, a stylish backsplash and wall pantry, with an adjoining eating area. A sunken family room with a wood-burning fireplace adds a cozy touch, while main-floor laundry and a convenient 2-piece bathroom complete the level. Upstairs, you'll find four generously sized bedrooms, including the primary bedroom with a walk-in closet and private 3-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms. The lower levels provide even more flexible living and entertaining space, including a family area with a wet bar, swimming pool/hot tub, sauna, and 3-piece bathroom, along with plenty of additional space for games, hobbies, storage or relaxing. One of the home's most unique features is the indoor swimming pool, giving you your own private place to swim and enjoy year-round. Outside, mature landscaping creates a welcoming backyard with a deck, RV parking and firepit area. The property also offers exceptional garage space with a 23' x 26' heated attached garage and a 24' x 24' detached garage. With four bedrooms upstairs, an indoor pool, hot tub, sauna, two double garages and an abundance of space throughout, this is a home with features you simply don't come across every day.