



GRASSROOTS
REALTY GROUP

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40 Springfield Avenue
Red Deer, Alberta

MLS # A2351819

\$525,000

Division:	Sunnybrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,359 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Many Tree		

Heating: In Floor, Forced Air, Natural Gas, See Remarks

Floors: Carpet, Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Block, Poured Concrete

Features: No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Garage Shelving and Cupboards

Hello, Gorgeous! Welcome to 40 Springfield Avenue, a beautifully maintained and thoughtfully updated four level split in the mature, sought after community of Sunnybrook. This 1963 home offers 1,359 sq ft above grade (RMS) plus 1,149 sq ft below grade, five bedrooms, three bathrooms, two fireplaces and an exceptional 8,100 sq ft lot, along with a rare pairing of an attached single garage and an oversized, insulated detached double garage with in floor heating. Step inside to warmth, character and natural light. The living room features an oversized picture window and a gas fireplace with a fan, and the kitchen flows to a dining area where garden doors open to the backyard. Upstairs are three bedrooms, including a primary retreat with double closets, a three piece ensuite and French doors to a private balcony over the yard, plus a four piece main bathroom. The lower levels add two more bedrooms, one a bright space with an office area, oversized windows and its own exterior access, plus a three piece bathroom, laundry and a recreation room with a wood burning fireplace. Outside, mature trees, hydrangeas, roses, clematis, established hedges, a curved paved patio and irrigation front and back create a private, fully fenced retreat, with a wide rear alley to the detached garage. Updates include front irrigation (2017), five windows with triple pane glass (2018), a sewer line relined to the City connection (2019) and roof shingles about 10 years old. G.W. Smith Elementary is on the same street.