



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

39 Allan Street  
 Red Deer, Alberta

MLS # A2227340



**\$529,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Anders Park                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,745 sq.ft.                                                                | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 6                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped  |               |                   |

|                    |                                  |                   |                                              |
|--------------------|----------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | Public                                       |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile | <b>Sewer:</b>     | Public Sewer                                 |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | Full, Partially Finished         | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Stucco                           | <b>Zoning:</b>    | R1                                           |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** FRIDGE, STOVE, MICROWAVE, WINDOW COVERINGS, DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL (1), TV WALL MOUNTS (3), SHED, POOL TABLE, STOVE - PELLET (AS-IS)

6 BEDROOM, 4 BATH 2-STOREY ~ 2,745 SQ. FT. ABOVE GRADE ~ SOUTH FACING BACKYARD W/MATURE LANDSCAPING, COVERED PATIO & ROOFTOP DECK ~ SEPARATE ENTRY ~ Mature landscaping offers eye catching curb appeal ~ Covered front entry leads to a large tile foyer with ample closet space, room for a bench and convenient garage access ~ The living room is a generous size, offers hardwood flooring and a large bay window overlooking the front yard ~ Archways lead to the formal dining room where you can easily host large gatherings ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, wall pantry, large south facing window overlooking the backyard and opens to a breakfast nook ~ Huge main floor family room has a wet bar, stone faced fireplace, separate rear entry, and sliding patio doors that lead to a large covered concrete patio, another large uncovered concrete patio, outdoor fireplace and the backyard ~ The laundry room has hot and cold taps plus built in cabinets for storage ~ 2 piece main floor bath ~ Main floor bedroom has a built in desk and a wall of built in cabinets ~ Spiral staircase leads to the upper level ~ The primary bedroom can easily accommodate a king size bed plus a sitting area, and features a stone faced fireplace, spacious walk in closet, 3 piece ensuite, and sliding patio doors to a south facing rooftop deck ~ 4 additional bedrooms located on the upper level share an oversized 4 piece bathroom with a jetted soaker tub and walk in shower with a bench ~ The basement offers a large family room with a brick faced fireplace, recessed lighting and a pool table, 3 piece bathroom with a large walk in shower, a spacious den, and ample storage throughout including a false door to a "hidden" room ~ Double attached garage plus an extra large driveway offer ample parking ~ The

sunny south. facing backyard is landscaped with mature trees, shrubs and perennials, has a garden shed for storage, and is fully fenced with back alley access ~ Excellent location in desirable Anders Park with easy access to parks, playgrounds, schools, walking trails, shopping and all other amenities close by.