

13 Larratt Close
Red Deer, Alberta

MLS # A2172013



\$745,000

Division:	Laredo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Hood Fan		

Welcome to 13 Larratt Close ~ This executive 2 Storey is sure to impress in the sought after neighbourhood of Laredo. The attractive exterior will draw you in and keep you impressed with a beautiful tiled entryway, powder room with quartz counters which leads you towards you the stunning open living, dining & kitchen space. The incredible living room showcases coffered ceilings, a sleek modern electric fireplace and large windows overlooking the South facing backyard. The modern kitchen features an oversized island, high end appliance package, full tile backsplash and access to the fantastic butler's pantry with room for an additional fridge or freezer. Off of the dining room you can access the fantastic covered deck with a BBQ gas line. Upstairs you will find 4 bedrooms including the primary suite equipped with a walk-in closet and beautiful 5pc ensuite including a custom tile shower, stand alone tub and double vanity. Upper floor laundry with a sink and the family 4pc bathroom complete the upper floor. Complete the basement as you desire - roughed in for in-floor heat. The 20x24 attached garage is roughed in for future heat. Loaded with extra's this property is already fully landscaped (front & back) plus a full vinyl fence. Quick possession available.