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3509 39 Street
Red Deer, Alberta

MLS # A2173737



\$444,900

Division:	Morrisroe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Underground Sprinklers, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Basement Fridge, Shed, Built-In Vac & Attachments, A/C Unit, Garage Heater

Move in before winter and enjoy your first Christmas in your new home. Beautifully maintained bungalow located in the much desired family community of Morrisroe. Within walking distance to numerous schools, parks, churches, neighborhood recreation and shopping plaza everything is right at your fingertips. Great curb appeal from the front with the addition of the large concrete drive for extra parking plus a nice covered front patio perfect for evening relaxing. Over 1200 sq ft of main floor living space home offers plenty of room for a family. A generous front sitting room boasts large picture window allowing plenty of natural light to cascade in. The open dining space overlooks the large kitchen area which offers full wrap around counter space. Center island with eating bar plus extra storage, large phone desk with additional display cabinets above. The perfect three bedroom main floor plan with the Primary bedroom even offering its own private 4 piece en suite with a relaxing jetted tub. Main bath has been updated as well with Bath Fitter remodeling. Fully developed basement offers generous family room with new free standing gas stove plus built in audio/video cabinet. Two additional guest bedrooms plus another full three piece bath with corner shower. Developed laundry room offers storage cabinets, folding counter plus wash sink for convenience. Utility room boasts an updated furnace, hot water tank plus a small work area ideal for a home hobby space or craft desk. Follow out to the meticulously maintained backyard with detailed landscaping, garden boxes, Quick Curbing plus irrigation. The large 24x24 detached is heated plus offers plenty of area for work space and additional storage in the upper attic. Enjoy the changing seasons relaxing on the large stamped concrete patio. Extra large garden shed ideal for seasonal storage, gas line for bbq plus additional

electrical conduit ran for landscaping or decorative exterior furnishings. So much to offer this delightful home can be yours to enjoy immediately.