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**16 Hazlett Close
Red Deer, Alberta**

MLS # A2173827



\$325,000

Division:	Highland Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER (AS-IS), WINDOW COVERINGS, GARAGE DOOR OPENER & CONTROL

FULLY DEVELOPED BUNGALOW WITH 4 BEDROOMS, 2 BATHROOMS AND 1064 SW. FT. ABOVE GRADE ~ SITUATED IN A CUL-DE -SAC ON A LARGE PIE LOT ~ DETACHED GARAGE + RV PARKING ~ Mature landscaping in the front yard welcomes you and creates eye catching curb appeal ~ The open concept main floor layout is complemented by large windows offering natural light ~ The spacious living room opens to the dining room that can easily accommodate a large family gathering, has a walk in pantry and opens to the kitchen that offers plenty of white cabinets, ample counter space, window above the sink overlooking the backyard and another wall pantry ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture and has dual closets with mirrored doors and custom organizers ~ 2 additional bedrooms are both a generous size ~ 4 piece bathroom has an extra long vanity and a window offering natural light ~ Spacious mudroom has plenty of closet space and access to the backyard ~ The fully finished basement offers tons of additional space including a massive family room featuring a gas fireplace with brick, a walk in closet for storage and plenty of space for a seating area and a games space ~ 4th bedroom has excellent closet space with built in organizers ~ 4 piece basement bathroom ~ The laundry room has built in cabinets, two large closets, central vacuum canister and space for a freezer or a folding counter ~ Tons of additional storage space throughout ~ The west facing pie shaped backyard has mature trees, tons of yard space and is fully fenced ~ Single detached garage and a large rear parking pad offering tons of parking and space for your RV or toys ~ Located close to G.H. Dawe Centre with endless activities and year round events, with easy access to multiple schools, parks, transit, shopping and all

other amenities!