

**4229 53 Street**  
**Red Deer, Alberta**

**MLS # A2235792**



**\$650,000**

<b>Division:</b>	Woodlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,025 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Environmental Reserve, Front Yard, Landscaped, Mar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Gas Stove, Refrigerator, Washer, Dryer, BI Oven, BI Microwave, BI Dishwasher, Garburator, Alarm system

WELCOME to the DESIRABLE mature neighbourhood of Woodlea, backing onto a peaceful treed reserve. This two-storey home was built in 1955 and 2004 extensive Renovation. This home offers a perfect balance of COMFORT, STYLE & FUNCTIONALLY! Step inside and be greeted by an open concept main floor featuring hardwood flooring. A functional kitchen with built-in appliances, a LARGE pantry, CENTER island, and lots of warm oak cabinetry. The NEWLY UPGRADED granite countertops & lighting COMPLIMENTS THE SOUTH FACING kitchen with access to a large patio. There's also a DINING ROOM & LIVING ROOM for entertaining. To complete the main floor there is a BIG bedroom and FULL 4-piece bathroom. UPSTAIRS enjoy a BRIGHT and inviting OVERSIZED FAMILY ROOM with access to a PRIVATE BALCONY perfect for relaxing. The spacious PRIMARY BEDROOM offers a walk-in closet and a luxurious ensuite with double sinks, a soaker tub, and a separate shower. The finished basement adds even more living space with a large REC ROOM, an additional bedroom with WALK-IN CLOSET, and another FULL 4-piece bathroom. LET'S STEP OUTSIDE and be ready to fall in love! Featuring a well cared for yard with a WATER feature, LAVA ROCKS, professional LANDSCAPING & CURBING. SURPRISE.. This property has an OVER SIZED heated shop FEATURING its own 2-piece bathroom with an over head door PLUS a SEPARATE 24' x 24' HEATED detached garage. SO MUCH MORE TO SEE&hellip; This UNIQUE home has character and style all its own. IT TRUELY IS A GEM THAT SHOULD BE SEEN TO BE APPRECIATED!