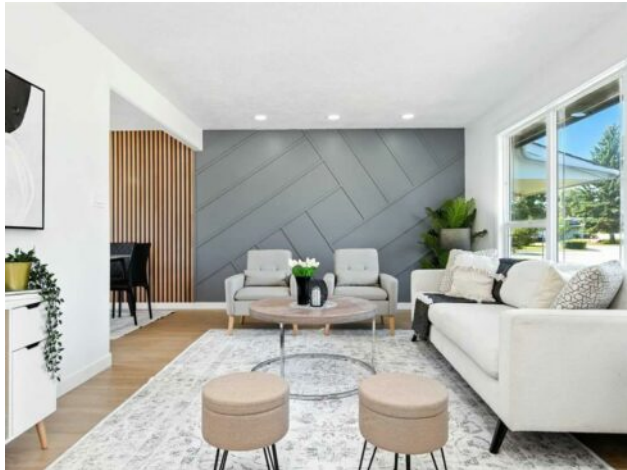


**3 Stanhope Avenue**  
**Red Deer, Alberta**

**MLS # A2252504**



**\$499,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnybrook                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,030 sq.ft.                                                            | <b>Age:</b>   | 1963 (62 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Garage Faces Front, Parking Pad, |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard                                                               |               |                   |

|                    |                                                                                    |                   |     |
|--------------------|------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed, Wood Frame                                                                  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, Recessed Lighting |                   |     |

**Inclusions:** Dishwasher , Dryer X 2 , Electric Range X 2, Microwave X 2, Refrigerator X 2, Washer X 2, cat Statue outside and (rock water fountain in front yard as is) Garage door opener X 1

Fully Renovated Bungalow with Illegal Suite in Sunnybrook! Welcome to 3 Stanhope Ave, beautifully upgraded 4-bedroom bungalow in the highly desirable community of Sunnybrook, set on a massive 8,125 sq. ft. lot right off 40th Avenue. Whether you're an investor or a first-time home buyer, this property is the one you've been waiting for! Step inside to a warm and inviting layout &mdash; the living room sits to your right, featuring a stylish accent wall, flowing seamlessly into the contemporary dining room and the bright, fully renovated kitchen with quartz countertops and new appliances. From the dining area, step out onto the impressive about 17 x 14 ft deck, perfect for entertaining and enjoying summer evenings. you'll find 3 spacious bedrooms and a full 4 pc bath, providing plenty of room for everyone. The basement offers a fully finished illegal suite, complete with 1 bedroom, a generous living room, full kitchen with dining space, separate laundry, and private entrance. In the past couple of months, this home has been renovated top-to-bottom, featuring: New shingles, Electrical panel upgrade, Complete kitchen renovation with modern cabinetry & granite countertops, Brand-new appliances in the upper unit, newer appliances in the basement, Fresh paint throughout, Stylish modern light fixtures & upgraded plumbing fixtures, Custom accent walls in the living room & primary bedroom, Washrooms upgrades with new vanities and Granite counter top, Brand-new basement windows, Fully finished, functional illegal basement suite with separate entrance & its own laundry and many more upgrades. This home also includes a single garage, plus a huge lot offering endless opportunities &mdash; bring your RV, build a double detached garage, or even consider a future garage suite (with zoning approval). The low-maintenance front yard means

less work and more time to enjoy your beautiful new home. All of this in a prime location, close to schools, shopping, and major routes  
— the perfect balance of convenience and comfort. Renovated suited bungalows in Sunnybrook don't come along often  
— call your favorite REALTOR® today to book your showing!