

# \$1,199,900 - 4 Sunnyside Crescent, Red Deer

MLS® #A2210039

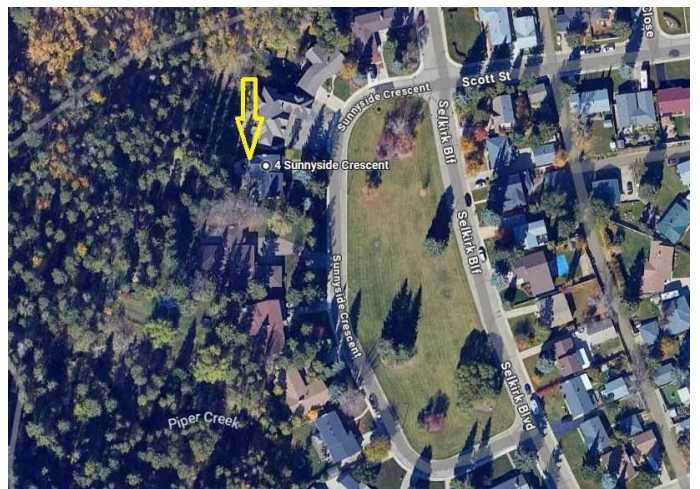
**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 2,813 sqft

Residential on 0.53 Acres

Sunnybrook, Red Deer, Alberta

DON'T DELAY...OR YOU MAY MISS THIS AMAZING SUNNYBROOK HOME! Red Deer's most sought after location, centrally located close to all amenities with several schools nearby as well! This exceptional 2813 sq. ft. 2 storey home is located on a huge beautifully treed 1/2 + acre lot in Sunnybrook, backing onto the treed reserve. Access miles of gorgeous trails through Red Deer's park system is literally out your back door. This home takes full advantage of this fabulous location with numerous architectural features including a stunning great room with floor to ceiling windows overlooking the rear yard, an amazing wood burning fireplace with gas log lighter, a wet bar for coffee/cocktails and has access to the huge multi-level rear deck. A great spot to unwind or entertain guests in the evening with sunny west facing exposure. Like golfing? There is a practice sand trap and marked green as well for the golf enthusiast, and a shed (with power) to store the clubs/garden tools. Situated between the kitchen and dining room is an elegant 2 piece bathroom, conveniently located near the rear deck entrance. The beautiful kitchen has been upgraded and includes a gas stove, stainless steel appliances, granite counter tops, a large island, ample cabinet space....great for cooking and entertaining. There is no lack of seating capacity with its breakfast nook area, centre Island and a formal dining room with wood burning fireplace. (Formal dining room could also be used as an additional living room



for your guests to enjoy whilst hosting). Upstairs you will be delighted to find a huge master bedroom with a large jetted tub, both having windows overlooking the picturesque rear yard. A large walk in closet and 4 piece ensuite complete the room. There are two large additional bedrooms upstairs, and an office with shelving that overlooks the great room and rear yard. This office could easily be converted back to a bedroom if you required 4 bedrooms up. Downstairs you'll find a cozy sunken games room/family room with wood burning fireplace currently being utilized for a billiards room, but could have many uses. Next to the games room is an area currently utilized as the family room. The utility room has a work bench and storage area, perfect for crafting or the handyman of the house. Two huge crawl spaces complete this level, so you'll never run out of storage space. This home is immaculate and must be seen to truly be appreciated.

Built in 1963

### **Essential Information**

MLS® #	A2210039
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,813
Acres	0.53
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4 Sunnyside Crescent
Subdivision	Sunnybrook
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 0E8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Marble, Mixed
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office            RCR - Royal Carpet Realty Ltd.

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