

# \$399,900 - 43 Opal Avenue, Red Deer

MLS® #A2213129

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.14 Acres

Oriole Park, Red Deer, Alberta

FULLY DEVELOPED BI-LEVEL LOCATED ACROSS FROM A TREED GREEN SPACE ~ WALK UP BASEMENT WITH A SEPARATE ENTRY ~ ATTACHED GARAGE ~ Recent updates include; Newer windows, flooring, roof shingles, fireplace, stone countertops, backsplash ~ Open concept main floor layout offers a feeling of spaciousness ~ The living room features a large west facing window that overlooks the park and allows for plenty of natural light ~ The updated kitchen has a functional layout with stone counters, full tile backsplash, window above the sink and stainless steel appliances ~ Easily host large gatherings in the dining room with French door access to the covered deck and backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, and offers a large walk in closet/dressing room ~ Second main floor bedroom is also a generous size ~ 4 piece main bathroom has a soaker tub and oversized vanity ~ The fully finished basement offers a large mud room with access to the attached garage and convenient walk-up access to the backyard, and features a spacious family room, laundry area, and ample storage space ~ Single attached garage is insulated, finished with painted drywall, and has a window for natural light ~ The backyard is fully fenced with back alley access, landscaped with mature trees & shrubs, has raised garden beds, a shed and a large covered deck with duradek finish and



aluminum railings ~ Located in a mature neighbourhood, across from a large treed green space with easy access to parks, playgrounds, and Red Deer's extensive trail system, walking distance to multiple schools, G.H. Dawe Rec. Centre, tons of shopping, dining and all other amenities.

Built in 1978

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213129    |
| Price          | \$399,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,025       |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 43 Opal Avenue |
| Subdivision | Oriole Park    |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4P 1S9        |

### **Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                        |
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Concrete Driveway, Off Street, Single Garage Attached |
| # of Garages   | 1                                                                   |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer      |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Electric, Living Room, Stone                                                  |
| Has Basement      | Yes                                                                           |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade                              |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Brick, Stucco                                                                             |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 63               |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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