

# **\$479,900 - 25 Sutherland Close, Red Deer**

MLS® #A2231689

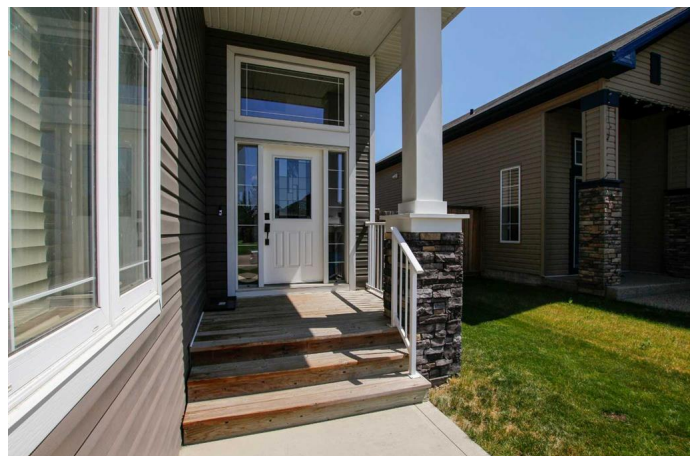
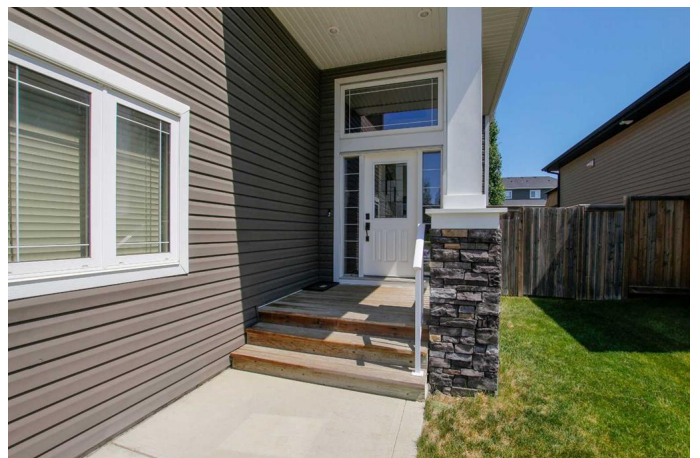
**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,398 sqft

Residential on 0.12 Acres

Sunnybrook South, Red Deer, Alberta

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM MODIFIED BI-LEVEL ~ DESIRABLE SOUTHBROOK LOCATION ~ ORIGINAL OWNER HOME ~ Covered front veranda welcomes you and leads to a large sun filled foyer with raised ceilings that open to the upper level ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space including an unobstructed island, full tile backsplash, walk in corner pantry and a raised eating bar ~ Easily host large gatherings in the dining room with large windows offering natural light and garden door access to the deck (with a BBQ gas line) ~ The living room has more large windows offering natural light and a cozy gas fireplace with a mantle and tile surround ~ Two main floor bedrooms are both a generous size with ample closet space and are separated by the 4 piece main bathroom ~ Open staircase overlooks the main floor and leads to the private primary bedroom located on it's own level offering plenty of space for a king size bed plus multiple pieces of furniture, a spacious walk in closet with built in organizers and a 4 piece ensuite with an oversized vanity and built in shelving for linens/storage ~ The basement offers large above grade windows, high ceilings, operational in floor heat, front load laundry, space for storage, roughed in bathroom and awaits your future development with plenty of room to accommodate a family room and additional bedrooms ~ 23' L x 24' W double attached garage is insulated, finished



with drywall and has a convenient man door to the side yard ~ The backyard is fully fenced with back alley access, landscaped with well established trees and shrubs and has a sandbox below the deck ~ Located in Southbrook with easy access to multiple parks, playgrounds, Red Deer's extensive trail system, schools, shopping and all other amenities.

Built in 2010

### **Essential Information**

MLS® #	A2231689
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,398
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	25 Sutherland Close
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0L4

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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