

**A/B, 5333 76 Street
Red Deer, Alberta**

MLS # A2161808



\$525,000

Division:	Normandeau		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,725 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, G		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Main Level -Refrigerator, Dishwasher, Electric Cook Top, Custom Built Range Hood, Convection Air-Fryer (2), Washer/Dryer, Wood Chandelier. Suite - Refrigerator, Dishwasher, Oven/Stove, Washer/Dryer. Garage Door Opener and One Remote, any and all Window Coverings, Shed, Ceiling Fans		

This custom-built 2.5 storey home in Normandeau is a luxury-style residence without the luxury price tag, making it a standout in Central Alberta's mid-range housing market. Offering a rare legal basement suite with a separate entrance, it's perfect as a mortgage helper or for extended family living. Built by the homeowner with meticulous attention to detail, this property is fully permitted, inspected, and covered under the New Home Warranty program. The main level welcomes you with a grand foyer leading to an open-concept living space featuring vaulted ceilings. The elevated living room showcases a multi-coffered ceiling with feature lights, a floor-to-ceiling mantle with an electric fireplace plumbed for natural gas, and a large picture window that bathes the space in natural light. The chef's kitchen is a dream, centered around a spacious island with outlets and storage on both sides. It includes a custom-made stainless steel range hood above the built-in electric cooktop, along with stainless steel appliances such as a fridge, dishwasher, and dual stacked convection air-fryer ovens. Quartz countertops run through the kitchen, upstairs bathrooms, and the second-level laundry room. The second floor hosts a master suite designed for ultimate comfort, featuring an ensuite with a separate tub, a walk-in tiled shower with multiple heads, and a walk-through closet leading to a dedicated laundry room with an oversized washer/dryer and quartz countertops. Another bedroom completes the upper level. The rear entrance serves as a practical mudroom with a half bath and space for an additional washer/dryer, making it versatile for potential rental or guest space. Outdoor living is made easy with a covered front porch and a large rear deck piped for natural gas. The legal basement suite, one of the few in Normandeau, offers in-floor heating, a separate

entrance, and its own washer/dryer. It includes two large bedrooms, a four-piece bathroom with multi-shower heads and a heated towel rack, and an open-concept living area with a walk-in pantry and stainless steel appliances. The oversized, heated double detached garage with rear alley access adds to the home's appeal. Additional features include wiring for under-cabinet lighting, exterior holiday lights, and extensive exterior lighting for a striking nighttime appearance. Each room is wired for TV and internet, with security wiring designated in the master walk-in closet. Situated off a main street for easy access to Gaetz Avenue, the home is within walking distance to two elementary schools, shopping, bus stops, churches, and a variety of businesses and restaurants. This luxury-style home offers exceptional value with mid-range pricing, making it an ideal choice for those seeking both comfort and financial practicality in the heart of Normandeau. The homeowner is currently finishing trim work which will all be completed prior to possession unless a new buyer wants to add their own finishing touches making it truly your own!