

23 Stirling Close  
Red Deer, Alberta

MLS # A2167147



## \$474,900

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Ins		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

Welcome to this well appointed 4-level split home nestled in one of the most sought after neighborhoods in Red Deer. Not only a desirable neighborhood, but this home is in a beautiful close within Sunnybrook, with a large green space in the center of the close. The home offers a unique layout, modern amenities such as central air conditioning, GEM Stone lights, newer shingles in the last 3 years, and newer high efficient furnace, and new HWT in 2020. The sewer line has also been re-sleeved at a cost of \$13,000! Most windows have been upgraded to vinyl, and a 4 car, heated, detached garage was just recently constructed! The backyard also offers many beautiful mature trees, a large storage shed, and a very generous RV parking cement pad which is accessible by a gate right off the back alley. The charming upper deck of the master bedroom, and the covered front entry add to the curb appeal of this home. The kitchen did under go a renovations, and the 2 piece bathroom on the main level is a nice feature for a family. Upstairs offers 2 bedrooms, the master being large in size, and a full 4 piece bathroom. The 3rd level is a large livingroom complete with fireplace, and the lowest level is where you will find the laundry and load of storage room. The once attached single garage has been renovated to a main floor office, but could also be a future bedroom, family room, formal dining area - the options are endless! If covered heated parking is what you are after - the impressive garage awaits, as well as off street parking in the front, not to mention a lovely corner lot. Don't let this Sunnybrook gem pass you by!