

## 45 Sherwood Crescent Red Deer, Alberta

MLS # A2287852



# \$415,000

<b>Division:</b>	Sunnybrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stovetop, Oven, Dishwasher, Microwave, Hoodfan, Washer, Dryer, All Window Coverings, Garage Door Opener & 1 Control, AC, Garage Heater, Garage Attached Shelving, Shed

Sunnybrook Gem! This updated four bedroom, 2 bathroom Bi-Level features many upgrades over recent years and also includes an oversized 22x28 heated garage! The bright main floor is spacious and features hardwood flooring open to the dining room which is perfect for guests. The kitchen offers functionality with an abundance of cabinet space and a sink overlooking the backyard. There is access to the backyard from the main floor as well as the basement. The main floor is home to three nice size bedrooms plus the family bathroom which has been renovated to feature a double vanity, upgraded flooring and paint. New casings, trim and interior doors throughout the home. The developed basement offers a huge rec space with room for an additional bedroom if needed. This space was renovated in 2022 and offers upgraded flooring, paint and trim as well. The basement is completed by a large 4th bedroom, a 3pc bathroom, and laundry room with tons of additional storage space. This property has a newer H/E furnace, Central A/C, new sewer line in 2022, upgraded garage heater, large front driveway, a fully fenced yard and rear patio space. Pride of ownership is evident in this beautiful home and awaits new home ownership.