

**40 Connell Close
Red Deer, Alberta**

MLS # A2294329



\$600,000

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversi		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home		

Inclusions: Fridge, Stove (GAS), Dishwasher, Microwave Hood, Window Coverings, Garage Door Openers + Remotes

This is the complete package— an extensively updated home, an oversized pie-shaped lot, and exceptional garage and workshop space: 5 garage spots, double and triple garages, RV Parking backing onto Central Clearview Park. This beautifully updated 1981 home offers 4 bedrooms and 3 bathrooms with a warm, functional layout designed for everyday living. The interior has seen significant upgrades, including a renovated kitchen with granite countertops, under-mount sinks, updated cabinetry, upgraded appliances, and a gas stove. Two gas fireplaces add comfort and character, while newer windows throughout most of the home bring in natural light and improve efficiency. The exterior has also been enhanced with updated stone and vinyl siding, and the shingles are in excellent condition— giving buyers confidence that the heavy lifting has already been done. Step outside and the value really becomes clear. The massive pie-shaped lot offers space you simply don't find in typical city properties. Fully landscaped with mature perennials, curb-ease edging, newer fencing, and backing directly onto city park space, this yard delivers privacy, room to enjoy, and a setting that's hard to replicate. And then there's the garages— this is where the property separates itself. You get two fully developed, insulated, and heated garages: a double garage with overhead gas heat, and a triple garage with two oversized doors and its own heat source. Both feature concrete approach pads and are set up for year-round use, making them ideal for mechanics, hobbyists, storage, or anyone needing serious workspace. Whether it's vehicles, equipment, or projects, this property is built to handle it. Additional features include RV parking and direct access to green space, tying together a property that offers space, function,

and lifestyle in one. If you've been searching for a home with true yard space, meaningful upgrades, and unmatched garage capacity—this one stands out.