

**52 Anquetel Street  
Red Deer, Alberta**

**MLS # A2295645**



## \$539,900

<b>Division:</b>	Anders Park East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Garage Remote x1, Basement Fridge, Deep Freeze		

Lovingly cared for by the same owners for the last 31 years, this immaculate and quality Stolz built Anders 2 storey shines with pride of ownership throughout! Situated across the street from a large park reserve and walking distance to schools, this is an amazing family friendly location on a huge lot. Recent updates in this home include newer triple pane windows and exterior doors, a brand new furnace, central A/C, updated stainless steel appliances, and more. Step inside to a large front entrance that looks into the front facing living room and formal dining area with vaulted ceilings. The updated kitchen features ample oak cabinetry, an updated backsplash, an under mount sink, spacious pantry, and a convenient phone desk/work area, along with a secondary dining space overlooking the backyard. Just off this space, the rear family room offers a comfortable place to relax with a cozy gas fireplace. Convenient main floor laundry and a 2 pce powder room finish off the main floor. Upstairs, you'll find two kids' bedrooms that share a 4 pce bathroom, and a spacious primary suite with a private 4 pce ensuite featuring a jetted soaker tub. The basement is fully finished with cozy in-floor heat and offers a massive rec room, 4th bedroom with 2 large walk-in closets, a 4 pce bathroom, and plenty of storage space. Outside, the yard is fully landscaped and set up to enjoy, with a newer deck, stone patio, vinyl fencing, and a large garden area. The attached double garage is fully finished and is the perfect place to keep your vehicles or toys out of the weather elements. From the incredible family friendly location to the pristine condition and generous space throughout, this is a home your family can grow into and enjoy for years to come!