

**404 Allan Street  
Red Deer, Alberta**

**MLS # A2296711**



## \$585,000

<b>Division:</b>	Anders Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Underground Sprinklers		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Slate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows

**Inclusions:** Hot Tub (as is - needs a part)

Great central location with quick and convenient access to the east side of Red Deer. This well-maintained 4-level split offers 4 bedrooms and 3 bathrooms, providing a comfortable and functional layout for family living. The main floor features a front attached garage with direct access to the laundry room for added convenience. The home has seen several updates, including all new windows and doors, fresh paint throughout, and central air to keep you comfortable year-round. The primary bedroom includes a private ensuite with a jetted tub—perfect for relaxing at the end of the day. The basement rec room is set up with built-in surround sound, creating a great space for entertaining or family movie nights. Step outside to a west-facing backyard designed for both enjoyment and practicality. You’ll find a 2-tiered deck with natural gas hookup, underground sprinkler system, and a stone walking path leading from the front driveway to the back deck. The large yard includes raspberry bushes, a kids play/swing set, and plenty of space to enjoy the outdoors. Additional features include RV parking, an oversized utility shed, and a detached heated shop (26x28) with 11.5 ft ceilings—ideal for a workshop or hoist system. All Poly-B plumbing has been replaced in 2026, offering added peace of mind. Located close to schools, parks, and the Collicutt Centre, this home combines convenience, space, and thoughtful updates in a great central location.