

## 56 Illingworth Close Red Deer, Alberta

**MLS # A2240429**



# \$565,000

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ironstone                              |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 1,380 sq.ft.                           | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding               | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan    |                   |     |

**Inclusions:** Stove, fridge (2), microwave, hood fan, b/i dishwasher, pool tables, garage door opener.

Amazing street appeal, outstanding location complimented by a nicely appointed bungalow with walk-out basement! Step inside and enjoy this well-maintained opened floor plan gem of a property. The main floor is bright and open with numerous large windows, with the living room highlighted by the warmth of the natural gas fireplace. The fully functional kitchen boasts, maple cabinets, island with raised eating bar, full tile backslash, crown mouldings, stainless steel appliances and spacious pantry. The dining room can host large tables and chairs suitable for large family gatherings. Step out onto the large west facing deck to enjoy your favorite beverage while enjoying the spectacular evening sunsets. There are two large bedrooms, office and laundry area plus a 3pce ensuite and 4pce bath to complete the main floor. The lower-level walkout basement has room to roam and grow as a family. Enjoy the large windows, the fabulous wet bar area, pool table/games area, 2 additional bedrooms( one has no closet) 4pce bath and great storage room/mechanical room. The fully fenced yard has a lower level stamp concrete patio and RV parking as a added bonus