

**94 Martin Close  
Red Deer, Alberta**

**MLS # A2260479**



**\$404,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Morrisroe Extension                                  |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 4 Level Split                                        |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.                                         | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage                |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Private |               |                   |

|                    |                                                                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Concrete, Hardwood, Linoleum, Tile                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows |                   |     |

**Inclusions:** Shed

Nestled in the Morrisroe community this inviting home has much to offer the right family. This 4 bedroom, 3 bathroom home sits on a larger than average lot at 6726 sqft. With a soaring first floor vaulted ceiling and open concept main floor plan this home is great for gatherings or even just enjoying time altogether with the family. The backyard features a firepit, tiered deck with Natural Gas BBQ hook up and a few trees for privacy as you enjoy those cozy evenings by the fire and entertaining family and friends. Not to mention a space to park your RV in the off season . No more renting a space away from home to store it! The home has numerous features a separate entry to the basement ~ a jetted tub ~ oversized primary bedroom with it's own 2 piece renovated ensuite & walk in closet ~ 3 larger secondary bedrooms ~ basement den that can be used as your own private theatre room ~ ceiling fans in the main area ~ central vacuum system ~ water softening system ~ heated garage ~ wash basin in the laundry room ~ shed and more! It's in a fantastic location close to schools like Eastview Middle School, St. Thomas Aquinas Middle School , Hunting Hills High School, Notre Dame Catholic High School, Annie L. Gaetz Elementary, and Maryview Elementary School. The Collicutt recreation centre, Kinsmen Arena. The East Hill Shopping Centre, Grocery stores and other conveniences are just minutes away. Conveniently located close to parks with playgrounds, basketball court and tennis court. Don't miss your chance to own this exceptional property in one of Red Deer's south east desirable neighborhoods!