

# \$529,900 - 39 Allan Street, Red Deer

MLS® #A2227340

**\$529,900**

6 Bedroom, 4.00 Bathroom, 2,745 sqft

Residential on 0.19 Acres

Anders Park, Red Deer, Alberta

6 BEDROOM, 4 BATH 2-STOREY ~ 2,745 SQ. FT. ABOVE GRADE ~ SOUTH FACING BACKYARD W/MATURE LANDSCAPING, COVERED PATIO & ROOFTOP DECK ~ SEPARATE ENTRY ~ Mature landscaping offers eye catching curb appeal ~ Covered front entry leads to a large tile foyer with ample closet space, room for a bench and convenient garage access ~ The living room is a generous size, offers hardwood flooring and a large bay window overlooking the front yard ~ Archways lead to the formal dining room where you can easily host large gatherings ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, wall pantry, large south facing window overlooking the backyard and opens to a breakfast nook ~ Huge main floor family room has a wet bar, stone faced fireplace, separate rear entry, and sliding patio doors that lead to a large covered concrete patio, another large uncovered concrete patio, outdoor fireplace and the backyard ~ The laundry room has hot and cold taps plus built in cabinets for storage ~ 2 piece main floor bath ~ Main floor bedroom has a built in desk and a wall of built in cabinets ~ Spiral staircase leads to the upper level ~ The primary bedroom can easily accommodate a king size bed plus a sitting area, and features a stone faced fireplace, spacious walk in closet, 3 piece ensuite, and sliding patio doors to a south facing rooftop deck ~ 4 additional bedrooms located on the upper level share an oversized 4 piece bathroom with a jetted



soaker tub and walk in shower with a bench ~ The basement offers a large family room with a brick faced fireplace, recessed lighting and a pool table, 3 piece bathroom with a large walk in shower, a spacious den, and ample storage throughout including a false door to a "hidden" room ~ Double attached garage plus an extra large driveway offer ample parking ~ The sunny south. facing backyard is landscaped with mature trees, shrubs and perennials, has a garden shed for storage, and is fully fenced with back alley access ~ Excellent location in desirable Anders Park with easy access to parks, playgrounds, schools, walking trails, shopping and all other amenities close by.

Built in 1975

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227340    |
| Price          | \$529,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,745       |
| Acres          | 0.19        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 39 Allan Street |
| Subdivision | Anders Park     |
| City        | Red Deer        |
| County      | Red Deer        |
| Province    | Alberta         |
| Postal Code | T5R 1A6         |

## Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                            |
| Parking Spaces | 4                                                                                                                                                       |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street |
| # of Garages   | 2                                                                                                                                                       |

## Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 3                                                                                                                                                                                      |
| Fireplaces        | Brick Facing, Family Room, Mantle, Master Bedroom, Recreation Room, Stone, Wood Burning, See Remarks, Raised Hearth                                                                    |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                                               |

## Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Stucco                                                                                                               |
| Foundation        | Poured Concrete                                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 37              |
| Zoning         | R1              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.