

**63 Duston Street
Red Deer, Alberta**

MLS # A2276573



\$481,000

Division:	Deer Park Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,442 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Shed, Window Coverings, Movable Kitchen Island

Bungalow on the East side of Red Deer with a new kitchen and a very private South facing backyard might be just what you have been searching for! The kitchen has been opened up and has new cabinetry, counter tops, flooring, stainless steel appliances, large movable island, a farmhouse sink, & the perfect little coffee nook! There is a pantry next to the fridge as well as in the sitting room adjacent to the kitchen. Sit here with a cup of your favorite beverage and enjoy the sights of all the trees in this magnificent backyard. The owners created a built-in bench to accompany the dining table as well. There are 2 bedrooms up + 2 down with 3 full bathrooms. The primary bedroom is large with windows that let so much natural light in. The main floor laundry room location is very functional, right off the primary and has been updated, complete with a countertop to fold clothes. There is vinyl plank flooring throughout the main living areas with the exception of the primary bedroom (carpet) and kitchen (vinyl). There is a two-tiered deck to enjoy all the sunny days that you'll get in this South facing yard - with an abundance of privacy from mature trees! The shed is newer and a great size to store things or create a workshop. Downstairs has plenty of space for a family room, where you can cozy up to the gas fireplace (mantle has been redone), have a home gym, hobby space, or kids playroom at the back. There are so many options with space like this! Shingles were done approximately 10 years ago. The attached garage is insulated and has an abundance of built-in storage shelves, a workbench, & a side door to access the yard. This property has a very homey feeling and offers a walkable location to the Deer Park amenities, Holy Family School, Collicut Centre, Hunting Hills High School, & Ecole Secondaire Notre Dame High School.