

**35 Windermere Close
Red Deer, Alberta**

MLS # A2278742



\$429,900

Division:	Westlake	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,501 sq.ft.	Age: 2012 (14 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Faces Front, Single Garage Attached	
Lot Size:	0.06 Acre	
Lot Feat:	Back Lane, Back Yard	

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan		
Inclusions:	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer		

Welcome to this 1,500 sq ft fully developed half duplex that truly doesn't feel like a duplex. Built by Sorento in 2012, this well-designed home offers 4 bedrooms and 3.5 bathrooms, perfect for families, professionals, or investors alike. The main floor features an open and airy layout with open-to-below stairs, creating a sense of space and light. Main floor laundry is conveniently tucked away, keeping the living area clean and functional. The single attached garage is a great feature, and the extended front driveway provides additional parking. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a 4-piece ensuite. The fully developed basement offers a fourth bedroom, a full bathroom, and in-floor heat for year-round comfort. Enjoy the fully fenced backyard with patio doors replaced in 2017, plus newer washer and dryer for added peace of mind. Best of all—NO CONDO FEES. Located just walking distance to Red Deer Polytechnic and the scenic trails of Heritage Ranch, with quick access to Highway 2 for an easy commute. This is a fantastic location offering convenience, lifestyle, and value.