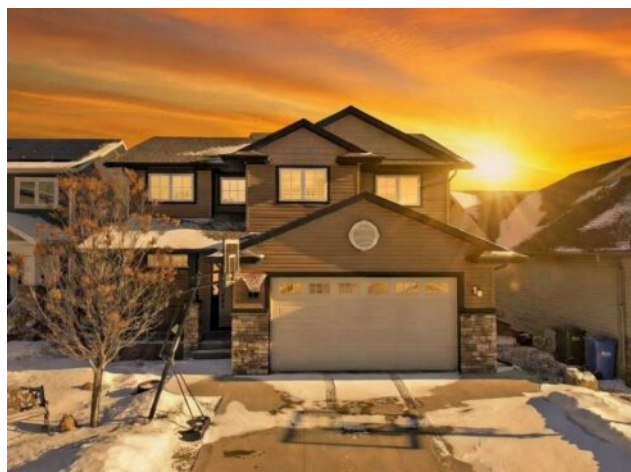


**33 Sisson Avenue  
Red Deer, Alberta**

**MLS # A2280240**



# \$749,900

<b>Division:</b>	Sunnybrook South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Hot tub (as is); surround sound system		

What a great home! If location matters, this one truly stands out—backing onto a green space and conveniently located just 5 minutes from the dog park and Starbucks, and only 10 minutes to Bower Mall. The main floor welcomes you with a grand entryway featuring an open-to-above staircase. A stunning double-sided gas fireplace with stone surround greets you as you step into the living room, which also offers large windows, a vaulted ceiling, and engineered hardwood flooring throughout. The dining room has a garden door leading to the partially covered deck—perfect for hosting guests, extra seating space, and plenty of room to BBQ. The kitchen is well appointed with hickory cabinetry, granite countertops, a large island with uninterrupted workspace (no sink in the way), corner pantry, and stainless steel appliances. Completing the main floor are a powder room, laundry room, and access to the heated attached garage. Upstairs, you’ll find three generously sized bedrooms and two bathrooms. The primary suite is spacious and includes a walk-in closet with built-in organizers and a 5-piece ensuite featuring a soaker tub, separate shower, double vanity, and private water closet. The fully developed walkout basement offers a family room, additional games area, bedroom, bathroom, storage space, and garden door access to the lower concrete patio and yard. The fenced yard backs onto green space and includes a shed & firepit area. Additional highlights include professionally installed window coverings and living room drapes, central air conditioning, surround sound throughout the main floor and the basement, and in-floor heating in the basement. This home should definitely be on your short list.