

\$1,299,000 - 6765 40 Avenue, Red Deer

MLS® #A2109865

\$1,299,000

6 Bedroom, 4.00 Bathroom, 2,307 sqft

Residential on 1.98 Acres

NONE, Red Deer, Alberta

Get ready to be blown away by this incredible acreage located right in the heart of the city. This walk-out Bungalow with 4 Car Attached Garage is a rare opportunity to own something of this size and offering this much space and privacy within the City limits. Situated on 1.98 acres, in the heart of McKenzie trails, it offers the best of both worlds - a serene, wooded oasis and close proximity to essential amenities. With 6 bedrooms plus an office, this home provides ample space for a large family or the flexibility to create multiple areas to suit your needs. Think outside the box – all those Bedrooms could easily be used as a 2nd home office, a home gym, crafting room, a home theatre, playroom, or whatever idea sparks your interest. With so much square footage you have endless opportunities to create the home that makes sense for you. Classic finishes, hardwood floors, and huge windows are great features that enhance the timeless charm of this property. The large windows invite plenty of natural light, making the interior bright and welcoming. On the main floor you’ll find a spacious Kitchen that opens up to the Dining Room and Living Room. Perfect for entertaining, never miss out on a conversation as you work away preparing a meal. The Kitchen is complete with tons of wood cabinets, stone counters, and a walk-in corner pantry for hiding those small appliances. The Dining Area has a wet bar on the side and access to the upper deck, making it ideal for entertaining year-round. A cozy gas



fireplace in the Living Room completes this homey but stunning space. The Master will be your private retreat. A large walk-in closet and 4 Piece Ensuite with soaker tub will make it your relaxation destination. The walk-out basement offers a massive Rec Space, perfect for movie nights or games tables, with the added bonus of a wet bar for keeping snacks and drinks close by. A covered concrete patio (perfect for a future hot tub) leads to sprawling grass and a firepit area, with tons of space left over for use as you see fit; add a she-shed, a beautiful gazebo for relaxing under, or plant a garden and take up canning – here you have the space to explore your passions. The yard already has underground sprinklers and an underground fence for pets. The 4-car garage is a practical luxury, perfect for car enthusiasts or those needing extra storage space. Whether you collect antique roadsters or like tinkering on dirt bikes and quads, or crafting stunning wood piece, there is no shortage of space for you to explore your hobbies. Fully-finished with an epoxy floor, everything you want and need in a Garage is right here. This property has been built up with 1000's of tons of dirt to avoid flooding issues. Just off 67th Street and across from a pond and the Red Deer River, find peace and contentment on your acreage within City limits. Walk the trails or relax in your own backyard. A world away but mins from where you need to be!

Built in 2001

Essential Information

MLS® #	A2109865
Price	\$1,299,000
Sold Price	\$1,125,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4

Square Footage	2,307
Acres	1.98
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	6765 40 Avenue
Subdivision	NONE
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 3M4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, Quad or More Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Creek/River/Stream/Pond, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	June 7th, 2024
Days on Market	97
Zoning	A1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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