

# \$389,900 - 45 Sullivan Close, Red Deer

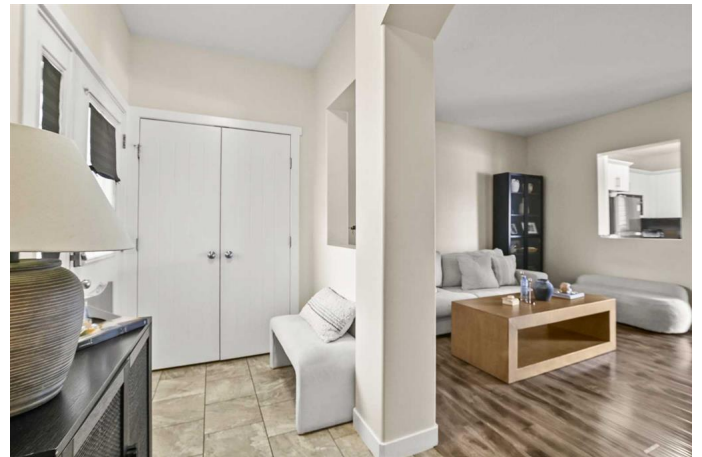
MLS® #A2207043

**\$389,900**

4 Bedroom, 4.00 Bathroom, 1,316 sqft  
Residential on 0.06 Acres

Sunnybrook South, Red Deer, Alberta

Step inside 45 Sullivan Close and be impressed instantly! Welcome to this beautifully maintained townhome (no condo fees), nestled in one of the most sought-after neighborhoods in Red Deer where it's local traffic only and you're close to all the amenities. With a spacious and thoughtfully designed layout, this home offers everything you need and more. Boasting 4 generous bedrooms and 4 bathrooms, including a beautiful walk-through ensuite leading to a stunning walk-in closet, this home is perfect for growing families or those seeking a bit of extra space. The main floor is bright and airy, ideal for entertaining and seamlessly flows into the kitchen and dining room. Enjoy the convenience and comfort of a front attached single garage and well appointed 2 piece bathroom. The dining room leads to your east facing deck, complete with vinyl fenced yard and a gas hook up for your bbq. Back inside are 3 bedrooms upstairs, including the master suite, which provides a comforting retreat and very inviting ensuite and walk in closet. Downstairs is fully developed, and you'll find another bedroom, full 4 piece bathroom, utility room and additional storage space. This basement is perfect for growing families and people looking for more additional living space. Additional highlights include the home's prime location in a vibrant community, close to shopping, parks, and schools. From top to bottom, this home is as clean as can be, with thoughtful attention to detail at every turn.



Don't miss your chance to own this impeccable property that offers both comfort and style in a fantastic neighborhood. Schedule your viewing today!

Built in 2014

### Essential Information

MLS® #	A2207043
Price	\$389,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,316
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	45 Sullivan Close
Subdivision	Sunnybrook South
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 0G7

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	15
Zoning	R3

### **Listing Details**

Listing Office	eXp Realty
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