

FLOORPLAN

6765 40 AVE



www.6765-40ave.info

\$1,299,000



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CUSTOM FEATURES



- Hardwood Floors
- Open Floor Plan
- Gas Fireplace
- Stainless Appliances
- Large Kitchen Island
- Covered Upper Deck with Access from Dining Area
- Wet Bar in Kitchen
- Main Floor Office
- Master with 4 Piece Ensuite, including Soaker Tub and Walk-in Shower
- 4 Bedrooms on the Lower Level, 3 with Walk-in Closets
- Large Rec Space with Wet Bar, including Full Fridge and Dishwasher
- Walk-Out to Concrete Patio and Yard - A great spot for a Hot Tub!
- 4 Car Attached Garage
- Mature Trees surround the Property
- Underground Pet Fence Surrounds Property
- Underground Sprinklers for easy maintenance of landscaping
- Across from a pond and the Red Deer River
- Within walking distance of the MacKenzie Trails
- Easy Access to many amenities and services

This property, situated in the heart of the McKenzie Trails, is a rare find indeed. Situated on 1.98 acres within the city limits, it offers the best of both worlds - a serene, wooded oasis and close proximity to essential amenities.

The walk-out bungalow design is not only aesthetically pleasing but also functional. 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; a 2nd home office, a crafting room, home gym, play area... the possibilities are endless!

The fully finished 4-car garage with epoxy floors is a practical luxury, perfect for car enthusiasts or those needing extra storage space. The abundance of trees on the property adds to the overall appeal, providing shade, privacy, and a sense of tranquility. Underground sprinklers and an underground pet fence are the perfect addition!

Classic finishes 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.

Living here, you'll feel like you're in a world of your own, surrounded by nature, yet you're just minutes away from everything you need in the heart of Red Deer. This unique property truly offers a rare opportunity to enjoy the best of city living with a touch of rural serenity.

BEDROOMS	6
BATHROOMS	4
TAXES	\$11,725
LOT AREA (SQ.FT)	1.98 ACRES

ABOVE AREA (SQ.FT.)	2,307
TOTAL FIN. AREA (SQ.FT.)	4,521
ATT. GARAGE	27' 0" X 49' 9"
YEAR BUILT	2001

