

\$709,900 - 33 Larratt Close, Red Deer

MLS® #A2197127

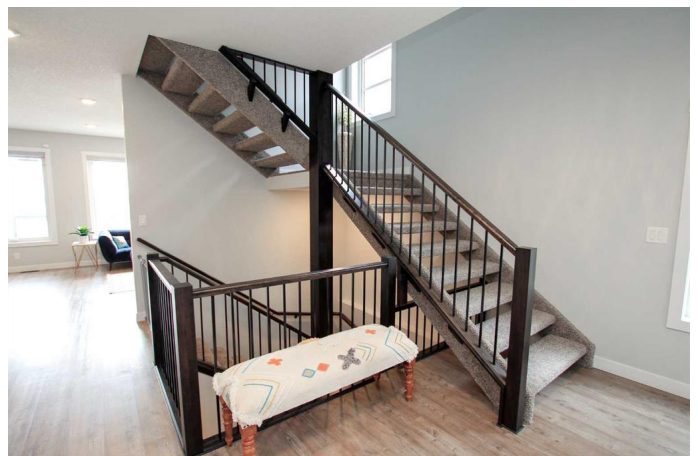
\$709,900

4 Bedroom, 4.00 Bathroom, 2,314 sqft

Residential on 0.11 Acres

Laredo, Red Deer, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ ORIGINAL OWNER HOME ~ FULLY DEVELOPED 4BDRM, 4BTH 2-STOREY IN LAREDO ~ DOUBLE ATTACHED GARAGE ~ SOUTH FACING BACKYARD ~ Large covered front entry welcomes you and leads to a large foyer ~ Open concept main floor layout complemented by high ceilings with rows of pot lighting and vinyl plank flooring creates a feeling of spaciousness ~ The living room has large south facing windows offering tons of natural light and is centred by a cozy gas fireplace with tile surround ~ The L-Shaped kitchen offers a functional layout and features an abundance of cabinets with pots and pan drawers, soft close doors, under cabinet lighting, endless Corian counter tops including a large island with an eating bar, undermount sink, and LED light fixture above, open shelving and a full tile backsplash ~ Walk through butlers pantry has more cabinets, Corian counter tops, full tile backsplash and floor to ceiling open shelving ~ Easily host a large family gathering in the dining room with another large south facing window plus garden door access to the 18' x 12' deck with Duradeck finish, aluminum railings, a gas line and hot and cold taps ~ Mud room off the garage has built in bench and lockers, coat closet and easy access to the 2PC main floor bathroom ~ Open staircase is visually appealing and leads to the upper level bonus room ~ The primary bedroom can easily accommodate a king size bed plus multiple



pieces of large furniture, has a 5 piece spa like ensuite that features an oversized double vanity with motion censored toe kick lighting, stand alone soaker tub, walk in tile shower with a glass door, water closet and leads to a large walk in closet with built in organizers and access to the laundry room ~ 2 Additional bedrooms are both a generous size, and are conveniently located across from a 4 piece bathroom ~ The fully finished basement features a wide open family room that has high ceilings, vinyl plank flooring and recessed lighting, plus another large bedroom next to a 4 piece bathroom and a finished storage space ~ Other great features include; Central air conditioning, custom remote controlled blinds, in floor heat roughed in, water softener, reverse osmosis, home security system ~ 26' L x 22' W double attached garage is insulated and finished with drywall, includes an electric car charger, has a man door to the front yard, hot and cold taps, floor drain and a coat closet ~ Spray foam insulation throughout for added energy efficiency ~ Sunny south facing backyard has tons of grassy yard space, no neighbours behind and is fully fenced with vinyl fencing ~ Located in desirable Laredo with steps to walking trails, multiple parks, playgrounds, with schools, shopping and all other amenities close by

Built in 2018

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2197127 |
| Price | \$709,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,314 |
| Acres | 0.11 |

| | |
|------------|-------------|
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 33 Larratt Close |
| Subdivision | Laredo |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4R 0S6 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Additional Parking, In Garage Electric Vehicle Charging Station(s), Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Stone Counters |
| Appliances | Central Air Conditioner, Garage Control(s), See Remarks, Washer/Dryer |
| Heating | Forced Air, Natural Gas, In Floor Roughed-In |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 55 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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