

# **\$574,900 - 27 Selkirk Boulevard, Red Deer**

MLS® #A2206254

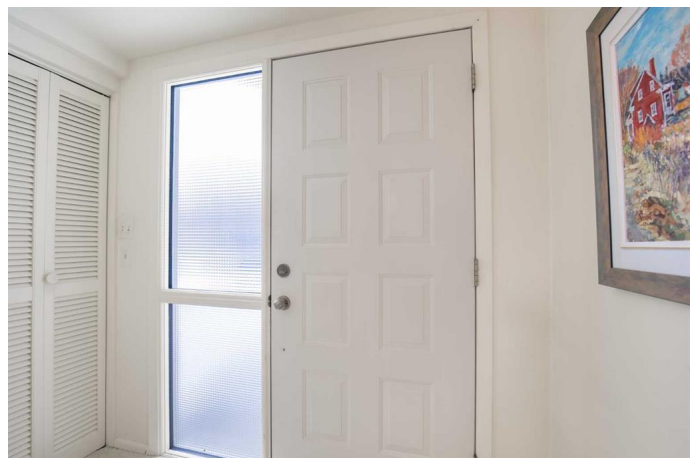
**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,995 sqft

Residential on 0.15 Acres

Sunnybrook, Red Deer, Alberta

An exceptional opportunity to establish your forever home in Sunnybrook. #27 SELKIRK BLVD is ready for a new family after only 2 previous owners. This New England style 2-storey was built during Sunnybrook's initial development phase. It is of superior construction, has been well maintained, NEW sewer and water lines March 2025. The LOCATION is prime. Spacious front entry leads up to main living area which flows seamlessly into kitchen, dining and sunroom. Flooded with natural light, 9 ft ceilings and a stunning copper hooded fireplace the living room looks out onto mature, landscaped backyard. Connected to the living room is a gracious dining room that could easily seat 12 and extend if more seating is required. Kitchen is large, efficiently planned and features genuine butcher block counters, immense island and discreet office corner. Beyond this is a newer 4-season sunroom with floor to ceiling windows, gas stove and wrap around deck. A majestic spruce tree towers over a very private serene backyard. To complete the main living area is a convenient side entrance with boot storage, laundry, sink and guest bathroom. Upstairs features 4 large bedrooms one of which is the primary with dual closets, east facing balcony and 2 piece ensuite. The three other bedrooms, all with built-ins and closets, are large and can accommodate a growing family. The 4 Piece bathroom is unique and shared with the ensuite. Downstairs the basement has a fully



finished family room with 8 ft ceilings, wet bar , updated 4-piece bathroom, cold room and tons of storage. Beneath the sunroom addition is a full basement with utility room, high efficiency second furnace and great potential for further development. Garage is an oversized tandem model finished, heated and equipped with plenty of shelving and extra space for storage. If location is high on your list of needs, this cannot be beat! Out the front door and across the street is a forested area that is part of Red Deer's Park system. Just steps away the entrance to the extensive trail system, access to Bower Mall and South Hill Shopping. Also within walking distance G.W. Smith elementary, churches, playground and convenient corner store.

Built in 1961

### **Essential Information**

MLS® #	A2206254
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,995
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	27 Selkirk Boulevard
Subdivision	Sunnybrook
City	Red Deer
County	Red Deer

Province	Alberta
Postal Code	T4N 0G3

### Amenities

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Storage, Wet Bar
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Double Oven, Electric Cooktop
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Living Room, Metal, Stone, Sun Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Private, Street Lighting, Treed
Roof	Rubber, Shake
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
Days on Market	21
Zoning	R1

### Listing Details

Listing Office	Sutton Landmark Realty
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