

**40 Drever Close  
Red Deer, Alberta**

**MLS # A2250946**



**\$775,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Deer Park Village                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,298 sq.ft.                                                            | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Single Garage Detached                          |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Low Ma |               |                   |

|                    |                                                                                                                            |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Silent Floor Joists, Stucco                                                                                      | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** none

Just Listed &ndash; A Truly One-of-a-Kind Home in Deer Park, Red Deer! Absolutely stunning custom-built 2-storey on a slope-down lot offering over 2,200 sq. ft. of exceptional living space + a legally suited walkout basement. Every detail has been carefully designed with superb quality and timeless taste. Features you'll love: Central A/C +In-floor heating Solar One windows + California shutters & remote curtains 5 Bedrooms | 3.5 Bathrooms | 3 Fireplaces Sunroom retreat , park-like landscaped yard (front & back), Granite countertops , Maple hardwood flooring, Double attached heated garage single detached garage Laundry on both upper level & basement, 9 ft ceilings, stucco siding, heated master bath, and more! ?? Major updates: &bull; High-efficiency furnace (2017) &bull; New hot water tank (2024) Nestled in the quiet heart of Deer Park, this home truly has it all &ndash; luxury, functionality, and comfort. Perfect for families, investors, or anyone looking for unmatched value in a sought-after neighborhood. ?? Red Deer &ndash; Deer Park