

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

MLS® #A2197127

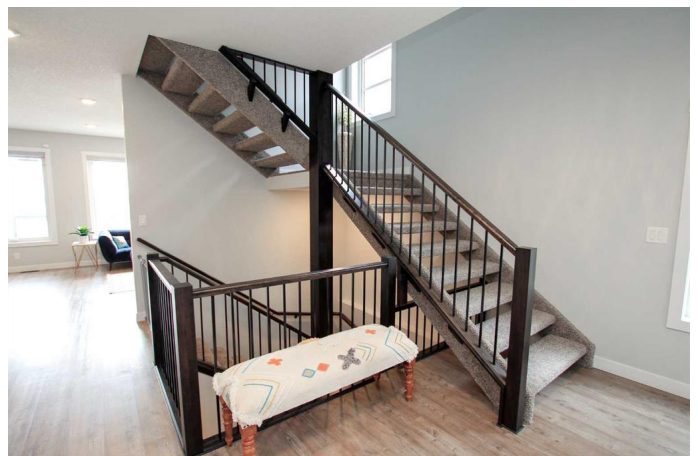
**\$709,900**

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        | Double Garage Attached, Additional Parking, Concrete Driveway, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Breakfast Bar, Chandelier, Closet Organizers, Stone Counters, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, No Animal Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Garage Control(s), Washer/Dryer, See Remarks  |
| 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 | Private Yard, BBQ gas line, Private Entrance                             |
| Lot Description   | Landscaped, Rectangular Lot, Back Yard, Front Yard, No Neighbours Behind |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 71                  |
| Zoning         | R1                  |

**Listing Details**

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

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