

# \$409,900 - 43 Opal Avenue, Red Deer

MLS® #A2213129

**\$409,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.14 Acres

Oriole Park, Red Deer, Alberta

FULLY DEVELOPED BI-LEVEL LOCATED ACROSS FROM A TREED GREEN SPACE ~ WALK UP BASEMENT WITH A SEPARATE ENTRY ~ ATTACHED GARAGE ~ Recent updates include; Newer windows, flooring, roof shingles, fireplace, stone countertops, backsplash ~ Open concept main floor layout offers a feeling of spaciousness ~ The living room features a large west facing window that overlooks the park and allows for plenty of natural light ~ The updated kitchen has a functional layout with stone counters, full tile backsplash, window above the sink and stainless steel appliances ~ Easily host large gatherings in the dining room with French door access to the covered deck and backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, and offers a large walk in closet/dressing room ~ Second main floor bedroom is also a generous size ~ 4 piece main bathroom has a soaker tub and oversized vanity ~ The fully finished basement offers a large mud room with access to the attached garage and convenient walk-up access to the backyard, and features a spacious family room, laundry area, and ample storage space ~ Single attached garage is insulated, finished with painted drywall, and has a window for natural light ~ The backyard is fully fenced with back alley access, landscaped with mature trees & shrubs, has raised garden beds, a shed and a large covered deck with duradek finish and



aluminum railings ~ Located in a mature neighbourhood, across from a large treed green space with easy access to parks, playgrounds, and Red Deer's extensive trail system, walking distance to multiple schools, G.H. Dawe Rec. Centre, tons of shopping, dining and all other amenities.

Built in 1978

### **Essential Information**

MLS® #	A2213129
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	43 Opal Avenue
Subdivision	Oriole Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1S9

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Views, Garden, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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