

# \$414,900 - 3 Sullivan Close, Red Deer

MLS® #A2238303

## \$414,900

3 Bedroom, 3.00 Bathroom, 1,300 sqft  
Residential on 0.07 Acres

Sunnybrook, Red Deer, Alberta

Discover the charm of this newly built townhouse in the desirable Sunnybrook South area of Red Deer. This modern 3-bedroom home boasts a spacious primary bedroom complete with an ensuite and a walk-in closet. With 2 additional bathrooms, the home is designed for comfort and convenience. Enjoy meals in the bright kitchen that opens up to a deck through a patio door, perfect for outdoor entertaining. The 9-foot ceilings on the main level add a touch of elegance and spaciousness. Located close to picturesque walking trails along a creek, as well as schools and recreational centers, this townhouse perfectly combines luxury with practicality. Plus, the large single attached garage offers ample space for storage and parking. Home is still under construction.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238303  |
| Price          | \$414,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,300     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Row/Townhouse          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 Sullivan Close |
| Subdivision | Sunnybrook       |
| City        | Red Deer         |
| County      | Red Deer         |
| Province    | Alberta          |
| Postal Code | T4N 0G7          |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Concrete Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                             |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Full, Unfinished                              |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | No Neighbours Behind, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | See Remarks, Wood Frame                            |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 38             |
| Zoning         | R-H            |

### Listing Details

Listing Office

Royal LePage Network Realty Corp.

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