

# \$369,900 - 35 Sullivan Close, Red Deer

MLS® #A2261789

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.06 Acres

Sunnybrook South, Red Deer, Alberta

**NO CONDO FEES | LARGE FULLY FENCED YARD** - Welcome to this inviting 2 storey townhome in the sought-after Sunnybrook South neighbourhood, a perfect fit for first-time home buyers or investors looking to expand their rental portfolio. Step inside to a bright and welcoming main floor featuring a spacious living room that flows seamlessly into the open concept kitchen and dining areas. The kitchen offers plenty of cabinetry, a convenient pantry, and a window overlooking the private backyard, perfect for keeping an eye on kids or pets. The adjoining dining space opens through a garden door to the back deck, complete with a BBQ gas line and a fully vinyl-fenced, landscaped yard ready for outdoor relaxation. A convenient 2-piece bathroom off the entryway completes the main level. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with a massive walk-in closet and the main 4-piece bathroom is conveniently located on this level. The unfinished basement provides excellent potential for future development, and can easily accommodate a large rec room and 4th bedroom if desired. This home also features an attached single garage with a front driveway, offering ample parking and everyday convenience. Located steps away from several parks, playgrounds, scenic walking paths along Piper Creek, an elementary school, and shopping amenities, this move-in ready property blends location, comfort, and



potential in one appealing package.  
Immediate possession is available!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261789      |
| Price          | \$369,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,298         |
| Acres          | 0.06          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Sullivan Close |
| Subdivision | Sunnybrook South  |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4R 0P8           |

### Amenities

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

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                     |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 12                |
| Zoning         | R-H               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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