

# \$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	10
Zoning	R-H

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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