

\$359,900 - 35 Sullivan Close, Red Deer

MLS® #A2261789

\$359,900

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	\$359,900
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	Off Street, Single Garage Attached, Concrete Driveway, Garage Faces Front
# 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

Exterior

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

Additional Information

Date Listed	October 7th, 2025
Days on Market	28
Zoning	R-H

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.