

# \$450,000 - 30 Joice Close, Red Deer

MLS® #A2258076

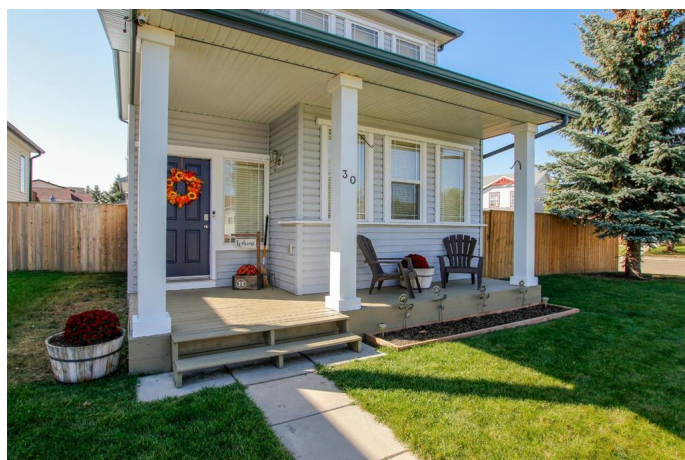
## \$450,000

4 Bedroom, 4.00 Bathroom, 1,546 sqft

Residential on 0.10 Acres

Johnstone Park, Red Deer, Alberta

4 BEDROOM, 4 BATHROOM 2-STOREY WITH OVER 1540 SQ. FT. ABOVE GRADE ~ FULLY FINISHED BASEMENT ~ 24' X 22' DETACHED GARAGE ~ CORNER LOT WITH A WEST FACING BACKYARD ~ Covered front veranda that spans the front of the home welcomes you ~ The welcoming foyer has tile flooring and over 18' high ceilings that open to the upper level ~ The living room features large windows that fill the space with natural light and a cozy gas fireplace with stone details and a TV mount above ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space including a massive island with an eating bar, full tile backsplash and a walk in corner pantry ~ 2 piece main floor bath ~ Easily entertain guests in the spacious dining room with an abundance of large windows and garden door access to the covered deck and backyard ~ The conveniently located main floor primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a second garden door to the covered deck, a walk in closet with built in organizers and a 4 piece ensuite bathroom ~ Open staircase with more large windows offering natural light leads to the upper level bonus room ~ 2 generous size bedrooms with ample closet space share a 4 piece bathroom with an oversized vanity and built in linen shelving ~ The fully finished basement has a huge family room, 4th bedroom, 4 piece bathroom, laundry with a sink and tons of storage throughout ~ Other



great features include; built in audio system, central vacuum with kitchen kick pan ~ The sunny west facing backyard is landscaped, fully fenced and has access to the side street and back alley ~ 24' long x 22' wide double detached garage is insulated and finished with O.S.B. ~ Excellent location; steps to multiple parks, playgrounds and walking trails, walking distance to multiple schools, rec centres and tons of shopping, dining, and all other amenities ~ Move in ready!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258076    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,546       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 30 Joice Close |
| Subdivision | Johnstone Park |
| City        | Red Deer       |
| County      | Red Deer       |
| Province    | Alberta        |
| Postal Code | T4P 4C7        |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2                                            |

|         |                                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------|
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, See Remarks |
|---------|-----------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                             |
|------------|---------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks |
|------------|---------------------------------------------------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                 |
|------------|---------------------------------|
| Fireplaces | Gas, Mantle, See Remarks, Stone |
|------------|---------------------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped |
|-----------------|-------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
|--------------|--------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 2nd, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 11 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-N |
|--------|-----|

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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