



**GRASSROOTS**  
REALTY GROUP

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**165 Duval Crescent  
Red Deer, Alberta**

**MLS # A2222573**



**\$444,900**

<b>Division:</b>	Deer Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, Vinyl Windows		

**Inclusions:** n/a

Freshly Painted, Carpets, Furnace & Ducts professionally Cleaned. This 1200+ sq.ft. Bi-Level with a sunken Living room has a massive storage area in the basement. Main Floor laundry room with a long counter for folding clothes. 3 Bathrooms, 3 Bedrooms. Kitchen has Oak Cabinetry and an Island, plus a Pantry. Vaulted ceilings give lots of natural light. Front and Rear Decks, both are contracted to be refinished. Oversized garage is a tradesman's dream. Extra paved parking for RV's or extra vehicles.