



**GRASSROOTS**  
REALTY GROUP

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**327 Duston Street  
Red Deer, Alberta**

**MLS # A2228387**



**\$425,000**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge in basement, Dart Board in Basement

Beautifully designed 3-bedroom, 3-bathroom open concept home in desirable Deer Park! Steps away from schools, parks, walking trails and shopping, this neighbourhood has it all, and so does this home! the main living space features vaulted ceilings and large windows that flood the main floor with natural light. The living room flows effortlessly into the dining area and modern kitchen, creating a seamless space for entertaining and everyday living. The kitchen is equipped with sleek updated cabinetry, an abundance of cupboards, and a generous peninsula—ideal for gatherings or meal prep. Also on the main floor, you’ll find two well-appointed bedrooms, including a spacious primary suite complete with a private ensuite. The basement features a 3-piece bath, large bedroom and a huge recreation area. Step outside to a fully fenced backyard, ideal for summer barbecues or letting the kids and pets run free. The property also includes a double detached garage, in ground irrigation, and central air conditioning. With its modern design, functional layout, and unbeatable location, this home perfectly blends comfort, style, and convenience for today's family.