



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**88 Weddell Crescent
Red Deer, Alberta**

MLS # A2230073



\$535,000

Division:	Westlake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, range, B/I dishwasher, B/I microwave, laundry washer & dryer, all window coverings & blinds, garage door opener x 2, garage door remote controller x 2, t.v. and t.v. x 2, shed

This elegant two-storey home is set on an oversized lot in a sought-after crescent in the desirable Westlake neighbourhood. It boasts strong curb appeal with an extended covered front porch and dual garage doors. Inside, the entryway leads to a bright, open-concept kitchen, living, and dining area. The kitchen is equipped with ample cabinetry, a centre island, a pantry, and an upgraded stainless steel appliance package. The dining area is surrounded by windows that overlook the sunny south-facing backyard, while the living room features a stylish gas fireplace—creating a welcoming space for entertaining family or friends. A mudroom/laundry area and a two-piece bathroom complete the main level. Thin plank hardwood flooring flows through most of the main floor, up the stairs, and into the primary bedroom. Upstairs, the spacious primary suite includes a walk-in closet and a five-piece ensuite with dual sinks and a corner jetted tub. Two additional bedrooms and a four-piece bathroom round out the upper level. The basement is open for development and already includes operational in-floor heating. The hot water tank was replaced approximately three years ago. The heated front-attached garage includes a corner workbench for added functionality. The backyard features a deck, vinyl fencing, an included shed, mature trees and shrubs, and plenty of space for kids or pets to enjoy. Just steps from the scenic trails and amenities of Heritage Ranch, and within walking distance to schools, playgrounds, and the Gary W. Harris Canada Games Centre, this home offers both comfort and convenience.