



GRASSROOTS
REALTY GROUP

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**4525 Moore Crescent
Red Deer, Alberta**

MLS # A2231810



\$399,900

Division:	Waskasoo		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,800 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Washer/Dryer & 2 Pedestals, All Window Coverings, Garage Door Opener & Control, Firepit Garden Shed

CHARMING SPLIT LEVEL HOME NESTLED ON A CORNER LOT IN THE HEART OF WASKASOO! This home is an ideal choice for families, professionals, or anyone looking for a character home with style. The main level is bright and welcoming with an open-concept living area and large windows for lots of natural light. The U-shaped kitchen features stainless appliances, tile backsplash, partial butcher block counter and a double sink with large window looking to the side yard. The dining area seamlessly connects off the kitchen with a bay window for more natural light. Head to the upper level where you will find three bedrooms and a four piece bathroom. The third level offers a second entrance, bedroom with three piece ensuite and a large family room with garden doors out to the rear yard. The fourth level has the laundry area with a sink, utility room and space for additional storage needs. This home has been updated with quality materials built to last. A few vinyl windows, 200 amp electrical main service (ample power for any sized hot tub and electric car charger), shingles with rhino membrane and new plumbing. The exterior features a single detached garage to provide plenty of parking and storage, while the ample street parking ensure convenience for guests. The fenced in yard is surrounded by gorgeous mature trees and is an incredible space to kick back and relax in. Living in Waskasoo means enjoying a well-established neighborhood with incredible amenities. Just blocks from the high school and outdoor recreation is right at your doorstep. This home blends thoughtful design and a fantastic location!