



GRASSROOTS
REALTY GROUP

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4 Weddell Crescent Red Deer, Alberta

MLS # A2233290



\$489,000

Division:	Westlake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,085 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Beautifully Finished 3-Bedroom Bi-Level with RV Parking includes 1949.9 sqft total finished area. | Corner Lot | Southwest-Facing Backyard | Steps from Red Deer's Best Amenities. New Shingles & Deck (2024) | Fresh Paint Throughout | Brand New Fridge & Microwave | Water Heater (2022) | Electrical Upgrades in Basement with Total finished area of 1,949.9 sqft. Ideally located in the sought-after Westlake community, this fully finished 3-bedroom, 2-bath bi-level offers exceptional comfort, functionality, and style. Positioned on a corner lot with dedicated RV parking and a sun-soaked southwest-facing backyard, the home is move-in ready with numerous modern upgrades completed in 2024. Enjoy being just minutes from Red Deer Hospital, South Hill, Red Deer Polytechnic, Heritage Ranch, and Highway 2. The area is surrounded by green spaces and directly connected to Red Deer's extensive trail system—perfect for walking, biking, and outdoor adventure. Main Floor Highlights. Vaulted ceilings and large windows enhance the bright, open-concept living area. Stylish kitchen with dark-stained cabinetry, pots & pans drawers, central vacuum kick plate, lowered eating bar, full tile backsplash, and a wall pantry. Brand new stainless steel fridge and microwave (2024). Garden door leads to a newly replaced raised deck (2024) with privacy railing, BBQ gas line, and under-deck storage. Primary bedroom with wall-to-wall closets and a cheater door to the main 4-piece bath with soaker tub and separate shower. Second bedroom privately situated for added comfort. Fresh paint throughout (2024). Fully Finished Basement. 9-foot ceilings, recessed lighting, and operational in-floor heating, at the basement for year-round comfort. Updated electrical wiring in the lower level. Spacious family room with a cozy nook—ideal for relaxing or

entertaining. Third large bedroom and a second full 4-piece bathroom with soaker tub. Exterior & Mechanical Features. Corner lot with a fully fenced, southwest-facing backyard. RV parking with gated access. New shingles and deck (2024) Water heater replaced (2022) This beautifully maintained and recently updated home offers the perfect blend of location, layout, and lifestyle. Whether you're a growing family, a professional, or looking for multi-generational potential, this property delivers move-in ready peace of mind in one of Red Deer's most established and connected neighborhoods.