



**GRASSROOTS**  
REALTY GROUP

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

**67 Village Crescent  
Red Deer, Alberta**

**MLS # A2234653**



**\$475,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-38-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows

**Inclusions:** FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER, (all appliances as-is), CENTRAL VACUUM (as-is), WINDOW COVERINGS, GARAGE DOOR OPENER W/2 REMOTES

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL IN VANIER EAST ~ DOUBLE DETACHED GARAGE ~ Pride of ownership is evident in this well cared for, move in ready home ~ Covered front veranda welcomes you and leads to a large tile foyer with high ceilings, large windows and a convenient walk in closet ~ The living room is a generous size and features large west facing bay windows that fill the space with natural light ~ The kitchen offers a functional layout with plenty of dark stained cabinets, ample counter space, full tile backsplash, an eating bar and stainless steel appliances ~ Easily host gatherings in the dining room, featuring plenty of natural light, a wall pantry, coat/storage closet, and garden door access to the covered deck with a BBQ gas line, lowered deck and backyard ~ The spacious primary bedroom showcases a stylish feature wall and can easily accommodate a king bed plus multiple pieces of furniture, has dual closets with built in organizers, and a 3 piece ensuite with a walk in shower with a bench and glass door ~ Second main floor bedroom is also a generous size and is conveniently located next to the 4 piece main bathroom ~ The fully developed basement has large above grade windows that let in plenty of natural light ~ The spacious family room offers ample space for relaxing, games, or gatherings ~ 2 huge bedrooms, perfect for teens or guests, both have ample closet space ~ 3 piece bathroom has an oversized vanity and walk in shower with a bench and glass door ~ Front load laundry pair located in the utility room with space for storage or a folding counter ~ Designed for outdoor living and entertaining, the backyard features a 12' x 10' covered deck with a BBQ gas line and enclosed storage below, a lower deck that spans the entire width of the home, electrical and plumbing for a

hot tub, and plenty of yard space for pets, kids, or gardening ~ Double detached garage is insulated, finished with drywall, and has built in cabinets for storage ~ Located in desirable Vanier East, steps to walking trails, parks, playgrounds, shopping and schools with easy access to all other amenities.