



GRASSROOTS
REALTY GROUP

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

**22 Mclevin Crescent
Red Deer, Alberta**

MLS # A2235579



\$404,900

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	Bi-Level		
Size:	912 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: White Shelving cabinets behind door in Garage, Downstairs Fridge, Blinds

Welcome to the sought after neighborhood of Morrisroe. Nestled on a quiet crescent just steps from a park and walking distance to groceries, this well-maintained home is a rare find. From the moment you arrive, the pride of ownership is clear — the front yard has wonderful curb appeal with beautiful landscaping and established perennials. Inside, the entire home has just been freshly painted, offering a crisp and inviting feel. The main floor features hardwood floors in the living room, a bright south-facing kitchen with freshly painted white cabinetry and plenty of counter space, and a dining area that opens to a relaxing deck through brand-new patio doors. Upstairs you'll find two spacious bedrooms, including the primary bedroom, and a fully renovated 4-piece bath (2022) with a deep soaker tub. The lower level offers two more bedrooms, a brand-new 3 piece bathroom (2025) and a cozy family room — perfect for kids, teens, or family movie nights. Major upgrades give you peace of mind: new shingles (2025), new windows and patio door (2025), most plumbing updated (2015), and a new sewer line (2008). This is truly a move-in ready home where the big-ticket items are already done — just unpack and enjoy!