



GRASSROOTS
REALTY GROUP

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174 Donnelly Crescent
Red Deer, Alberta

MLS # A2235623



\$425,000

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,808 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, Storage, Wood Windows		

Inclusions: Shed

TUCKED INTO a QUIET CRESCENT in the heart of Deer Park Village, THIS HOME isn't just a structure. It's a STORY WAITING TO BE TOLD. With over 2,200 SQ. FT. of finished LIVING space, this classic 4 LEVEL SPLIT OFFERS timeless layout, NATURAL LIGHT, and the RARE OPPORTUNITY to SHAPE a home AROUND YOUR LIFE, not the other way around. The MAIN FLOOR welcomes you with its SPACIOUS living and dining areas. The kind of space that hosts family dinners, late night conversations, and everything in between. UPSTAIRS, you'll find THREE well proportioned BEDROOMS, TWO full BATHROOMS, and that comforting SENSE OF 'HOME' that only comes with LIVED IN CHARM. The LOWER LEVEL ADDS a fourth bedroom, an additional living area, a third full bath, and a LAYOUT perfect for PRIVACY, CREATIVITY, or quiet RETREAT. The SEPARATE SIDE ENTRANCE is more than just a practical feature. It's an invitation to possibility. Whether you imagine extended family, guests, or future flexibility, this HOME gives you ROOM TO BREATHE. The REAR YARD has alley access and ROOM for RV or BOAT PARKING. DEER PARK has long been known for its tree lined streets, quality schools, and the kind of COMMUNITY that makes people stay for decades. 174 Donnelly Crescent sits RIGHT IN HEART OF IT, and it's READY FOR SOMEONE TO BRING IT BACK TO LIFE. For those with VISION, warmth, and a touch of CREATIVITY, this home is more than WORTH THE VISIT. It's WORTH THE INVESTMENT.