



**194 Jasper Crescent
Red Deer, Alberta**

MLS # A2236405



\$449,900

Division:	Johnstone Crossing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,174 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Quad or More Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: n/a

Walk out bi-level in Johnstone Crossing! Step into style and sustainability with this 1160 sq. ft. bi-level gem tucked away on a quiet close in family-friendly Johnstone Crossing, just steps from green space and a playground. Built in 2009 with energy efficiency in mind, this home offers a bright, open-concept main floor featuring a spacious living room, dining area and a kitchen with eating bar and stainless-steel appliances. The primary bedroom boasts a walk-in closet, 4-piece ensuite and a private access to the covered rear deck perfect for BBQs and relaxing evenings. A second bedroom and full bath complete the main level. Downstairs, you will find 2 additional bedrooms, a wet bar nook, full bath with jetted tub and cozy in-floor heating. There is also a separate entry to the basement, built-in entertainment centre, laundry hookups on both levels and plenty of thoughtful touches throughout. Outside, the private backyard features a covered deck, a patio with built-in bench seating, and ample storage under the deck for all your extras. A beautiful, covered veranda at the front as well! And do not miss the impressive 24x24 heated shop with high ceilings, individual overhead doors, 220 power, insulation, and built-in cabinetry - ideal for any hobbyist or tradesperson. This home has been cleaned and is move-in ready. With its energy-efficient features, functional layout, and premium extras, this one checks all the boxes. Updates/Features include AC, Hot water on demand, Water filtration system, some new flooring, and some new paint, shingles are approximately 5 years old and were checked.