



GRASSROOTS
REALTY GROUP

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

**4535 Moore Crescent
Red Deer, Alberta**

MLS # A2236683



\$390,000

Division:	Waskasoo		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,885 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: N/A

A little work will go a long way! What a great location, steps from the Red Deer River, city walking/biking trails, numerous parks, numerous schools, and most amenities is where you will find your next investment property. There are a lot of upgrades to this home, and with a little love, time and some investment money, this property could be a jewel in the neighbourhood. The potential is endless, so bring your imagination and come and have a look!