



**GRASSROOTS**  
REALTY GROUP

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**16 Markle Crescent  
Red Deer, Alberta**

**MLS # A2240639**



**\$679,900**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Single Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Storage, Wet Bar		

**Inclusions:** All Appliances

Rare Opportunity in Morrisroe! Situated on a massive 0.25-acre pie lot, this unique property offers both a front attached garage and a rear detached garage&mdash;both insulated and heated&mdash;plus a 44' x 23' RV parking pad, making it a dream for hobbyists, toy haulers, or anyone needing extra space. Located on a quiet crescent across from a peaceful green space, this home blends privacy, functionality, and location. Step inside to a spacious foyer and discover a beautifully remodelled kitchen featuring granite countertops, a large island, built-in stainless steel appliances, and abundant cabinetry. The bright living room offers serene views of the park-like setting out front, while upstairs hosts three bedrooms and two full bathrooms, including a primary ensuite with steam shower. The lower level offers a cozy family room, a wet bar area, an additional bedroom, bathroom, and laundry room. Thoughtful features include two separate entries from the attached garage, one leading to the main level and one into the lower level. Enjoy summer nights in the fully fenced, private backyard, complete with a two-tiered deck and hot tub, perfect for relaxing or entertaining. This is a rare city lot with incredible potential&mdash;don't miss your chance to own this one-of-a-kind home in one of Red Deer's most established communities!