



**GRASSROOTS**  
REALTY GROUP

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## 4 Duval Close Red Deer, Alberta

**MLS # A2240819**



**\$469,900**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

This fully finished 5 bedroom, 3 bathroom Bi-Level in the desirable area of Davenport is sure to check all of your boxes! As you enter this beautifully maintained and well lit home, you'll be amazed at how open and inviting the main level is. With beautiful laminate flooring and a gas fireplace in it's living room. The impressive kitchen with cherry wood cabinets and raised eating bar would be perfect for all of your hosting occasions! The primary bedroom on the main level is deservedly equipped with its own 4pc ensuite and a spacious walk in closet. There are also 2 other spacious bedrooms on the main level as well. Downstairs, you'll immediately feel the great quality of the new carpeting throughout! With an incredibly spacious family room, and 2 additional bedrooms, this home has enough room to accomodate everything you'll need! The attached double garage is insulated, wired, and heated. Along the side of this corner lot property there is room for RV parking and back alley access. The shingles on this home were last done in 2016, the furnace was installed in 2022, HW tank in 2021, vinyl windows were installed 2023, and the backyard fence is brand new! This home is truly perfect for families looking to settle in and grow. Nestled in a leafy, community-oriented neighbourhood with close schools, parks, and amenities, it's a beautiful match for comfort and lifestyle.