



GRASSROOTS
REALTY GROUP

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**31 George Crescent
Red Deer, Alberta**

MLS # A2241653



\$430,000

Division:	Glendale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,036 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Attached Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-38-27-W4
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This home is looking for a new family, perfect for first time buyers and investors, as the Big Ticket items have been addressed! This home has had some big updates over recent years, including newly installed Central Air, new Furnace & Hot Water Tank, Garage Heater & Electrical Panel in 2023. In addition the kitchen, bathrooms, flooring, windows, paint, roof, eaves, fascia and siding have been updated! This home has a fantastic layout with two living areas, one featuring a beautiful wood burning fireplace. Primary bedroom is HUGE and has enough room to accommodate a sitting area or whatever you wish. Walk in closet in primary with cheater door to the bathroom & an additional bedroom complete the upper level. Downstairs you'll find a third bedroom with a 2 piece bathroom, and the fourth level is set up nicely for extra storage space and a bright laundry room. The property features LOADS of parking! RV parking, Carport parking with back alley access AND a super single Heated Garage (18'x24'). Outside also boasts gorgeous landscaping, a fully fenced yard and great curb appeal! Close to all amenities and schools, and located on a quiet street.