



**GRASSROOTS**  
REALTY GROUP

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

**22 Dubois Crescent  
Red Deer, Alberta**

**MLS # A2241912**



**\$509,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, M		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This elegantly updated bungalow has an attached garage, vaulted ceilings, & a bright open floor plan in desirable Deer Park SE, Red Deer. The home offers an inviting atmosphere with loads of natural light highlighting the spacious living room, a modern kitchen with black stainless appliances, a central island, stylish backsplash, & pantry plus a dining area that leads to the deck. The main floor features 3 beds, 2 full baths, & laundry—including a primary suite with a walk-in closet & 3-pc ensuite. The fully finished basement adds even more living space with a large rec room, 2 additional beds, & another 3-pc bath, there is enough room for everyone. Step outside to enjoy the private, landscaped backyard with a deck, a gas line & mature trees. This is the perfect blend of space, style, & location — don't miss the chance to call this home!