



GRASSROOTS
REALTY GROUP

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**85 O'Brien Crescent
Red Deer, Alberta**

MLS # A2245087



\$475,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Oriole Park West | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,240 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Triple | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Interior Lot, Lawn | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: N/A

This spacious 5-bedroom, 3-bathroom bi-level complete with a 28 x 32 heated shop right in town in a rare find! Featuring 10-foot walls, vaulted ceilings, a 10 x 16 and 10 x 10 overhead door, four 220V plug-ins, gas heat, underfloor and boiler ready to be hooked up and extra RV parking - this is the perfect setup for hobbyists, tradespeople, or anyone needing serious garage space. Inside the home, enjoy the comfort of central air conditioning, a primary bedroom with ensuite, and a partially finished basement offering loads of potential. Recent updates include brand new deck and shingles for peace of mind. The fully fenced yard with alley access adds privacy and convenience. Tucked into a quiet, established neighborhood and close to parks, schools, and amenities—this one checks all the boxes.