



GRASSROOTS
REALTY GROUP

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**12 Archibald Crescent
Red Deer, Alberta**

MLS # A2246011



\$450,000

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	1999 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Refrigerator, stove, dishwasher, microwave, washer/dryer, hood fan, garage remotes x 2, window coverings (as-is), central air conditioning, bar fridge, central vacuum, alarm hardware

Endless possibilities with this 6 bedroom bungalow in one of Red Deer's most desirable areas. This home features hardwood flooring in the living room, spacious kitchen with a pantry, new stainless steel dishwasher in 2023 and an open concept to the dining area which has a garden door out to the deck & yard. The main floor features two bedrooms and the primary has a walk-in closet and large ensuite bathroom. Main floor laundry off the garage. Downstairs features 4 bedrooms, another bathroom, family room with a gas fireplace & wet bar. Plenty of storage in the mechanical room. Other features: central ac, new high efficiency furnace in 2024, concrete curbing and a shed.