



GRASSROOTS
REALTY GROUP

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**34 Oldring Crescent
Red Deer, Alberta**

MLS # A2246843



\$449,900

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Wet Bar		

Inclusions: Window Coverings and 2 Garage Remotes

Fully developed 4 Bedroom (Easily 5) and 3 Bathroom Bungalow on a quiet crescent in Oriole Park West! This home has a vaulted ceiling in the open concept living area, a new wood burning stove, main floor laundry, a nicely finished garage, and a concrete RV Parking Pad (with a 30 Amp RV Plug-in) inside the fully fenced yard. The open concept living space is of a preferred design which faces the backyard of the home. The kitchen has beautiful cabinets, a corner pantry and a center island. The dining area has a door leading to a 12 x 14 Deck which has composite floor and aluminum railing. The new wood burning stand alone fire place gives the main living area a cozy country charm and will help to keep heating costs down. The primary bedroom has a walk-in closet and 4 pc ensuite. There are 2 more bedrooms. A full 4 pc bathroom and laundry. The basement features an oversized family room, bedroom, 4 pc bathroom, wet bar, a hobby room which can easily be converted into another huge bedroom. This home also has a zone control system connected to the high efficiency furnace that allows homeowner to adjust indoor temperature according to your needs as well as a Life Breath Air Exchanger. This very well maintained home has charming street appeal with a front veranda, upgrades including all new toilets, new microwave, new moldings all around and new garage door, private well landscaped back yard and has close access to a pathway leading to Red Deer's stunning riverside ecological trail network. A property with pride of ownership. Quiet yet offers quick and easy access to the highway.