



**GRASSROOTS**  
REALTY GROUP

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**79 Stephenson Crescent  
Red Deer, Alberta**

**MLS # A2247624**



**\$519,900**

<b>Division:</b>	Sunnybrook South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Shelves in Garage, closet organizers, shelving in laundry room

Welcome to 79 Stephenson Crescent. Located in the sought-after neighbourhood of Sunnybrook South. This bi-level home is gorgeous! With 2 bedrooms upstairs, 2 bedrooms downstairs and two full bathrooms. The primary bedroom has a cheater door to the upstairs 4-piece bathroom for an ensuite style option, and not one, but TWO closets. The home has been lovingly updated to reflect a clean and modern style with new vinyl flooring, sleek white walls, and air conditioning. The kitchen has been updated and looks lovely with brightness and spaciousness, and offers a kitchen island for extra seating. The living room upstairs offers lots of natural light with plentiful windows, while the family room in the basement provides plenty of space and natural light as well. The LARGE yard is equipped with a fire pit, under-deck storage that is a perfect spot for your furry friend to grab some shade, and plenty of space to play and entertain! Laundry in the basement is equipped with shelving and space to hang your clothes. The double attached HEATED garage also offers excellent storage and organization with shelving units and workspace countertops. Situated on the south end of Red Deer, this home is a short drive or brisk walk to plenty of shopping, restaurants, playgrounds and schools.