



**GRASSROOTS**  
REALTY GROUP

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## 4 Haliburton Crescent Red Deer, Alberta

**MLS # A2253536**



**\$279,900**

<b>Division:</b>	Highland Green		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Storage		

**Inclusions:** FRIDGE, STOVE, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS

FULLY DEVELOPED SEMI DETACHED 2-STOREY ~ 3 BEDROOMS, 2 BATHROOMS ~ FULLY FENCED BACKYARD W/ALLEY ACCESS ~ Mature landscaping in the front yard welcomes you ~ The living room has floor to ceiling south facing windows that overlook the front yard and fill the space with natural light ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash and a window above the sink ~ The dining room has more built in cabinets and counter space, and sliding patio doors leading to a spacious deck with low maintenance composite deck boards ~ 2 piece main floor bathroom ~ The upper level has two spacious bedrooms, both with dual closets, and a 4 piece bathroom ~ The fully finished basement has a family room with a gas fireplace and wood feature wall, the third bedroom, laundry located in it's own room, and ample space for storage ~ The backyard is landscaped, includes a shed and is fully fenced with back alley access ~ Rear parking pad with space for 2 vehicles, potential RV parking ~ Located close to tons of shopping and dining, multiple schools, GH Dawe Centre (pool, arena, library, fitness facility), medical and more with easy access to downtown and the highway.