



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**28 Irving Crescent
Red Deer, Alberta**

MLS # A2258970



\$479,900

Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, S		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Garage Heater, Matching Pedestals for Washer/Dryer

~THE PERFECT LOCATION~THE PERFECT PRICE~THE PERFECT HOME~ This home effortlessly blends comfort with style, offering 4 bedrooms and three bathrooms, this OPEN CONCEPT design showcases rich hardwood flooring, soaring VAULTED CEILINGS, and LARGE windows that fill the space with natural light. The kitchen, dining and living areas flow seamlessly - perfect for family gatherings and entertaining. The primary suite is a true retreat featuring a ceiling fan for comfort, walk in closet and private three-piece ensuite. Central air conditioning ensures year-round comfort, while the fully developed basement offers in-floor heating for creating a warm and inviting space. Downstairs you'll find a cozy gas fireplace, tile surround with wood mantle, two additional spacious bedrooms, a four-piece bathroom and a massive family room with plenty of space to relax and entertain. The beautiful kitchen also offers an eat up peninsula, stainless appliances, fridge with water/ice, corner wall pantry and upgraded lighting. The spacious deck extends your outdoor living space and overlooks your FENCED YARD. Located in a beautiful SOUTH RED DEER NEIGHBOURHOOD, minutes to paved trails, schools, shopping and major bus routes. Your double attached garage is HEATED, comes with built-in cabinets for additional storage. there is nothing left to do but move in and enjoy your NEW FOREVER HOME! Comfort and convenient! Live the life you deserve, in your new home this fall.