



GRASSROOTS
REALTY GROUP

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**94 Welton Crescent
Red Deer, Alberta**

MLS # A2260755



\$779,900

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,205 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Many Trees, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Veneer, Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Storage Shed

Welcome to this immaculate two-story home located in the beautiful subdivision of West Park. Homes like this are truly one of a kind, this home has been incredibly well-maintained and is full of character. Backing onto the Red Deer River and scenic walking trails that connect throughout the city, this location offers both natural beauty and convenient access to outdoor recreation. Inside, the main floor features two spacious family rooms, a dedicated office, a two piece bathroom. The main floors also features a spacious kitchen complete with a large pantry, dining area, making it perfect for entertaining and family living. Upstairs, you'll find two generously sized bedrooms, a convenient laundry area, and a primary suite with a spa-inspired ensuite bathroom that offers a true retreat at the end of your day. The fully developed basement includes a stylish bar area for entertaining, a den, a recreation room, and an additional bedroom, ideal for guests or a growing family. The backyard is a peaceful, secluded space to help you relax around a fire, you will not even feel like you are in the city! Recent improvements include all new carpets throughout, all new led light fixtures, freshly painted throughout, new microwave, A/C unit 1 year old and a new dishwasher. Don't miss your chance to own this exceptional home in one of Red Deer's most sought-after neighborhoods!