



GRASSROOTS
REALTY GROUP

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**107 Patterson Crescent
Red Deer, Alberta**

MLS # A2262268



\$399,900

Division:	Pines		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Fridge x 2, Stove x 2, Microwave, Dishwasher, Washer/Dryer, Fridge in Garage, Kitchen Island Chairs, Window Coverings (Blinds and Curtains), Garage Remotes x 2

Welcome to 107 Patterson Crescent, a beautifully kept bi-level on a quiet crescent in the Pines. This home has had some important efficiency upgrades recently, with 2" rigid insulation (R10) being applied to the entire exterior and doubling up the insulation in the attic space of the garage. New paint throughout and kitchen renovations in the basement have been completed to give this home ample opportunity for a variety of living configurations. The large and beautifully cared for yard includes a massive 10' deck that lands onto a 16' raised patio with a pergola alongside, perfect for hosting large backyard events. The double detached 24' garage is fully insulated with 220V electric heat and upgraded lighting. This home has so many great features, you will want to come out and see it for yourself.