



GRASSROOTS
REALTY GROUP

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**56 Marion Crescent
Red Deer, Alberta**

MLS # A2262405



\$410,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Morrisroe Extension | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,048 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Garden | | |

| | |
|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Linoleum, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Stucco, Vinyl Siding |
| Foundation: | Block |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Track Lighting |

| | |
|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-L |
| Utilities: | - |

Inclusions: Sheds x2, All Light Fixtures and Ceiling Fans, Electric Fireplace, Firepit

This spacious and inviting property sits on a large corner lot in one of Red Deer's most established, family-friendly communities Morrisroe. Step inside to find an abundance of natural light pouring through the large front windows, highlighting the generous main living area—perfect for family gatherings or quiet evenings in. The kitchen offers plenty of workspace with a central island, ample cabinetry, and great flow for everyday cooking or entertaining. Upstairs features two comfortable bedrooms, a full 4-piece bath, and the convenience of main-floor laundry. The fully finished basement adds incredible versatility, complete with two additional bedrooms, a 3-piece bath with walk-in shower, and a huge recreation area—ideal for movie nights or game days. Step outside through the sliding doors onto the expansive deck overlooking a beautifully landscaped yard. Enjoy evenings around the fire pit or tend to your raised garden boxes and flower beds—this yard is a true gardener's dream. Additional highlights include a large heated garage, front driveway parking, two storage sheds, a newer hot water tank (2022), and a brand-new furnace being installed this month for added peace of mind. Full of charm, functionality, and outdoor space, this is the perfect home for those seeking comfort and character in a wonderful neighbourhood.