



GRASSROOTS
REALTY GROUP

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

**130 Larsen Crescent
Red Deer, Alberta**

MLS # A2262981



\$449,900

Division:	Lonsdale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	890 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove, Washer, Central Vacuum/Attachments, Curtain Rods

Welcome to this beautifully kept 4-bedroom, 2-bathroom bi-level home with a walkout basement, perfectly situated in a desirable neighbourhood backing directly onto a stunning green space, offering peace, privacy, and no neighbours behind! The functional layout features 2 bedrooms and 1 bathroom on the main floor, along with a bright and inviting living area that flows into the kitchen and dining space. Step out from the dining area onto the back deck to take in the expansive views of the green space, the ideal spot to relax with your morning coffee or host evening gatherings. The lower level offers 2 additional bedrooms, a full bathroom, and a spacious family room with cozy in-floor heating and convenient walkout access to the backyard. Additional highlights include a high-efficiency furnace, hot water tank replaced in 2021, and a brand new fridge in 2024. The attached garage provides added convenience and storage. This home combines comfort and efficiency with an unbeatable location. Whether you're looking for extra space for family, guests, or a home office, this property offers flexibility and room to grow. Homes in locations like this don't come up often!