



GRASSROOTS
REALTY GROUP

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**99 Pearson Crescent
Red Deer, Alberta**

MLS # A2263205



\$374,900

Division:	Pines		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: NA

Welcome to this "Great One"; 99 Pearson Crescent, it is a treasure. This solid home is a great place to just move in and enjoy. The sellers have maintained it like the day it was built with the updates to be enjoyed for many years. This bungalow offers a bright floor plan with 3 bedrooms on the main floor and a beautiful living room with a gas fireplace. The kitchen has updated cabinets to the ceiling, stunning brick backsplash, newer stainless appliances and dining area. Back entry to the fully developed basement, that is as cute as upstairs, with attention to detail. You will have a large family room, 4th bedroom, 3pc bath and great storage to enjoy. The yard view from the 3rd bedroom or kitchen is a true blessing to take in nature's beauty. The yard is both private and well landscaped that has been created over the years with lot of enjoyment and care taken. The south west facing back yard also offers a large shed, pergola for relaxing, loads of room for the kids toys, garden area, hook ups for a hot tub and gas BBQ. Located in the well-loved community of the Pines, close to all amenities, spectacular walking trails and nestled in a quiet crescent. Most recent updates include oven 2025, washer/dryer/dishwasher 2021, hot water tank 2017, furnace 2015, and a new roof in 2021.