



GRASSROOTS
REALTY GROUP

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**39 Duval Crescent
Red Deer, Alberta**

MLS # A2263829



\$400,000

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	965 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, garage door opener & 2 controls, garage shelving, floating shelves.

A fully developed bi-level with 2024 square feet of developed space and a detached double car garage on a crescent facing a green space. The curb appeal is accented by the large front windows and covered front porch. The entryway greets you to the unique open style floor plan that is flooded with natural light. Maple kitchen cabinets are accented by crown mouldings, full tile backsplash, stainless steel appliances (nw fridge), pot/pan drawers, some decorative glass front cabinets and a pantry. The large eating area is lofted down to the lower level. There are 2 bedrooms upstairs both with shiplap feature walls. The primary bedroom has a cheater door to the 4 piece bathroom. The basement boasts a family room with a wood burning stove (wett inspection from 2017) that is open to the upper floor and towering stacked windows. There is a games room, a 3rd bedroom, a 4 piece bathroom and a utility room that has a storage area and laundry. The yard features a covered deck with storage underneath, a unistone patio with patio lights strung above, a garden area & a detached double car garage that has a new garage door opener and 220V wiring. The shingles were replaced in August 2025 on the house and garage with 50 year shingles. The large front window is on order to be replaced and the glass in the window with the broken seal above the kitchen sink is also ordered to be replaced. The carpets were all just professionally steam cleaned. A fantastic location on a crescent across from a greenspace and park.