



GRASSROOTS
REALTY GROUP

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**27 Gregson Crescent
Red Deer, Alberta**

MLS # A2264154



\$515,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,312 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER.

IMMEDIATE POSSESSION AVAILABLE ~ FULLY RE-BUILT HOME ~ 4 BEDROOM, 3 BATHROOM BI-LEVEL WITH OVER 1300 SQ. FT. ABOVE GRADE ~ WALK-UP BASEMENT W/SEPARATE ENTRY ~ BACKING ONTO MATURE TREES & SIDES ON TO A WALKING TRAIL ~ Sun filled entry welcomes you to this brand new, move in ready home ~ The open concept layout is complemented by vinyl plank flooring to create a feeling of spaciousness ~ Floor to ceiling bay windows in the expansive living room overlook the front yard and allow for natural light to fill the space ~ Easily host large gatherings in the dining room floor to ceiling windows offering more natural light ~ The spacious kitchen offers an abundance of soft close cabinets with oversized drawers and built in pantry, tons of counter space, full tile backsplash, window above the sink overlooking the deck and backyard, plus brand new stainless steel appliances ~ Separate entry from the kitchen leads to a wrap around deck that overlooks the backyard and has enclosed storage below ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has dual closets, a 4 piece ensuite, and sliding patio doors to the deck ~ 2 additional main floor bedrooms are both a generous size and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement with high ceilings offers a spacious family room, 4th bedroom, 4 piece bathroom, laundry (with new front load laundry pair), and a separate entry with walk up access to the backyard ~ Double attached garage is insulated and finished with painted drywall ~ The fully fenced backyard has enclosed storage below the deck plus a garden shed, fire pit, plenty of grassy yard space and mature trees offering shade and privacy ~ Beside and backing on to a walking trail and treed green space that connects to

more trails, green space, parks, playgrounds and outdoor fitness area ~ Easy access to multiple schools, rec centres, transit and tons of shopping with all amenities ~ Home was rebuilt in 2023 with work completed by DKI - Central Alberta and includes the balance of the Alberta New Home Warranty Program.