



GRASSROOTS
REALTY GROUP

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**53 Duval Crescent
Red Deer, Alberta**

MLS # A2264156



\$389,900

Division:	Davenport		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,216 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Water Softener, Garage Door Opener (2 Controls), 2 TV Mounts

Welcome to 53 Duval Crescent ~ A beautifully updated half duplex located in the family friendly neighbourhood of Davenport. An unexpected surprise boasting over 1200 sq ft, five large bedrooms, 2 full bathrooms, an oversized single garage plus a large lot! Upgraded over recent years this home is completely move-in ready with newer vinyl windows, vinyl plank flooring throughout, paint, quartz counters, toilets, lighting (all 2022) and so much more. The spacious living room makes for the perfect place to unwind after a long day overlooking the stunning kitchen which features some upgraded appliances, painted cabinets with new hardware, quartz counters and an eating bar. From the dining room you can access the rear deck and fully fenced and landscaped backyard which the kids and pets are sure to love! Upstairs is a wonderful family layout boasting three bedrooms plus the family bathroom with its own linen closet. The primary bedroom is a great size overlooking the backyard and featuring double closets. The bright basement offers an oversized family room, two massive bedrooms plus a full storage room / den. The in-floor heat is a bonus for the upcoming Winter months. This property is the full package: affordable, facing a park, shingles replaced (2018), water softener, NO condo fees and just simply beautiful!