



GRASSROOTS
REALTY GROUP

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**55 Mclevin Crescent
Red Deer, Alberta**

MLS # A2264820



\$385,000

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,011 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: 2 kitchen bar stools

TUCKED INTO a QUIET CRESCENT in an established neighbourhood, this FOUR-LEVEL SPLIT isn't just a house...it's the kind of place where STORIES BEGIN. SUNLIGHT moves gently through the main level, catching the warmth of a timeless U-SHAPED KITCHEN, WHERE tile floors meet gleaming stainless steel appliances and SIMPLE MOMENTS, like MORNING COFFEE you'll feel ELEVATED. The main living spaces offer a calm sense of COMFORT, anchored by not one, but two FIREPLACES. One sits in the inviting sunroom, and the other—a grand brick feature with a mantle adds character to the EXPANSIVE third-level LIVING/FAMILY room. From this level, a DOOR LEADS you OUTSIDE, where the air feels a little quieter, and in the BACKYARD you'll discover a private, low-maintenance escape that will become your SANCTUARY. Upstairs, THREE BEDROOMS offer a RESTFUL RETREAT beneath a soft canopy of light. The BATHROOMS are refreshingly UPDATED, and the LOWER levels EXTEND the HOME'S HEART, offering a cozy den, a flexible utility space, and a dedicated laundry zone that keeps life's rhythm humming smoothly. Step into the SUNROOM and you'll understand, this home is about more than practicality. It's about SPACE that lives well, with ROOM to breathe, grow, gather, and SIMPLY BE. A 22' x 22' insulated double garage with power and windows, RV parking, and a wired 8' x 14' shed offer utility wrapped in charm. With major updates to the shingles (2021), furnace (2018), and hot water tank (2019), the essentials are as solid as the foundation of a good life.