



GRASSROOTS
REALTY GROUP

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**54 Ives Crescent
Red Deer, Alberta**

MLS # A2265012



\$425,000

Division:	Inglewood West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, A/C, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM 2-STOREY ~ DOUBLE DETACHED GARAGE & RV PARKING ~ CENTRAL AIR CONDITIONING ~ Covered entry welcomes you and leads to a sun filled foyer ~ The living room is a generous size and features south facing picture windows that overlook the front yard and allow natural light to fill the space ~ The kitchen offers a functional layout and features oak cabinets, ample counter space, corner pantry, an eating bar and opens to the dining room where you can easily host large gatherings ~ Mud room with conveniently located main floor laundry has garden door access to the backyard, and large deck, that spans the entire width of the home ~ 2 piece main floor bathroom ~ The primary bedroom can easily accommodate a king size bed and has a spacious walk in closet with a large window ~ 2 additional bedrooms are both a generous size with ample closet space ~ 4 piece bathroom located centrally to the bedrooms ~ The fully finished basement offers a family room, oversized 4th bedroom, 3 piece bathroom, a storage room, with more finished storage space under the stairs ~ The fully fenced backyard is landscaped with mature tree and shrubs, has tons of grassy yard space and an RV gate with optional RV parking ~ Insulated 20' x 20' detached garage ~ Located close to schools, parks, walking trails, transit and tons of shopping with all other amenities close by ~ Shingles replaced in 2022