



GRASSROOTS
REALTY GROUP

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**62 McLevin Crescent
Red Deer, Alberta**

MLS # A2266965



\$309,900

Division:	Morrisroe Extension		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	924 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This charming 4-bedroom, 2-bathroom home has been lovingly maintained and thoughtfully updated. Recent improvements include new shingles in 2023 and a fully fenced yard completed in 2022, creating a private outdoor retreat ideal for kids, pets, or quiet evenings around the firepit. Inside, the main floor features stylish new laminate flooring that complements the home's bright and welcoming layout. The home is also equipped with an efficient on-demand hot water system for added convenience. The basement offers additional living space with a fresh, low-maintenance finish – designed for versatility and comfort. Whether you envision a cozy family room, home gym, or play area, the space is ready to adapt to your lifestyle. Blending functionality with modern updates, this home offers the perfect balance of warmth, privacy, and value in a wonderful neighborhood.