



GRASSROOTS
REALTY GROUP

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**85 O'Brien Crescent
Red Deer, Alberta**

MLS # A2267896



\$429,900

Division:	Oriole Park West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Triple		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

This 5-bedroom, 3-bathroom bi-level with a 28' x 32' heated shop right in town is great property for buyers looking to add their own touches and build equity! The shop features 10-foot walls, vaulted ceilings, 10' x 16' and 10' x 10' overhead doors, four 220V plug-ins, gas heat, provisions for underfloor heat, plus extra RV parking in the backyard — an ideal setup for hobbyists, tradespeople, or anyone needing serious garage space. Inside the home, enjoy the comfort of central air conditioning, a new garden door leading to the deck, and a primary bedroom with ensuite. The partially finished basement has been newly drywalled, mudded, taped, and primed, with additional electrical outlets installed — giving you a great head start toward completing the space. With 3 bedrooms up and 2 down, recent updates include brand-new shingles, a new deck, and a new garden door. The fully fenced yard with alley access offers both privacy and convenience. Nestled in a quiet, established neighborhood close to parks, schools, and amenities — this one truly checks all the boxes!