



**84 Pearson Crescent  
Red Deer, Alberta**

**MLS # A2269904**



**\$404,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pines   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,243 sq.ft.  | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind, Street Light |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Wood Frame       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Sauna                 |                   |    |
| <b>Inclusions:</b> | N/A                        |                   |    |

Welcome to this stunning bi-level home nestled on quiet Pearson Close in the prestigious mature Pines neighborhood. This home showcases exceptional curb appeal, featuring an inviting front verandah—perfect for enjoying your morning coffee while watching the sunrise. Step inside to discover gleaming hardwood floors that flow seamlessly throughout the main level, connecting the spacious living room, elegant dining room, and bright, welcoming kitchen. The rich hardwood continues into the generous primary bedroom, complete with a convenient 2-piece ensuite, plus two additional well-appointed bedrooms and a full 4-piece bathroom. Numerous upgrades such as new appliances, lighting fixtures, and a fresh coat of paint throughout a majority of the home. HWT and furnace regularly serviced at 6 month intervals. The lower level offers incredible versatility with a spacious bedroom (currently serving as a tranquil yoga studio) and an expansive family room featuring a built-in wet bar and cozy gas fireplace—ideal for entertaining or relaxing during those crisp winter evenings. Additional amenities include a generously sized laundry room and a luxurious 3-piece bathroom complete with sauna and air conditioning for year-round comfort. The property is completed by an impressive finished and heated 22x24 garage, providing ample space for vehicles and storage. This exceptional home combines comfort, character, and convenience in one of Red Deer's most desirable neighborhoods.