



**GRASSROOTS**  
REALTY GROUP

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**86 Jenner Crescent  
Red Deer, Alberta**

**MLS # A2270103**



**\$450,000**

<b>Division:</b>	Johnstone Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Recessed Lighting		

**Inclusions:** fridge, stove, dishwasher, microwave range hood, washer, dryer

IMMEDIATE POSSESSION~ This MODIFIED Bi-LEVEL floor plan is functional and practical with 3 bedrooms and 3 bathrooms. A OVERSIZED front entrance with tile to the main floor with OPEN CONCEPT kitchen and living room. LOTS of natural light and extra high ceilings. REAL HARDWOOD floors on main floor and primary bedroom ABOVE THE GARAGE. FULLY finished basement with INFLOOR HEAT complete with tile and vinly flooring. DOUBLE heated garage with access to back yard which is vinyl fenced with a storage shed. From the dining room there is a garden door that leads to the back yard with 10x15 deck to enjoy family gathering. GREAT NEIGHBOURHOOD, FABULOUS LOCATION AND CLOSE TO schools, shopping, and Highway 2 only few minutes away.