



GRASSROOTS
REALTY GROUP

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**106 Denovan Crescent
Red Deer, Alberta**

MLS # A2270699



\$324,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings.

Well cared for home on a quiet crescent located across from a small park. This home has 4 bedrooms and a flex room (no closet). There is a nice sized living room, the kitchen has white raised melamine cabinets, lots of counterspace, tiled floor & comes with the fridge, stove & dishwasher. A spacious eating area with 2 closets. There are 3 bedrooms on the main. The primary has a 2 pce ensuite and the other 2 bedrooms share the 4 pce bath. Downstairs has a family room with a large bar, a bedroom, flex room and a 4pce bath. Except dining room, the main floor windows were changed to vinyl in approx 2018. Hot water heater in approx 2020, high eff furnace in approx 2015 (services every year).