



GRASSROOTS
REALTY GROUP

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**56 Marion Crescent
Red Deer, Alberta**

MLS # A2273901



\$399,900

Division:	Morrisroe Extension		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Track Lighting		

Inclusions: Sheds x2, Electric Fireplace (As-Is)

This spacious and inviting property sits on a large corner lot in one of Red Deer's most established, family-friendly communities Morrisroe. Step inside to find an abundance of natural light pouring through the large front windows, highlighting the generous main living area—perfect for family gatherings or quiet evenings in. The kitchen offers plenty of workspace with a central island, ample cabinetry, and great flow for everyday cooking or entertaining. Upstairs features two comfortable bedrooms, a full 4-piece bath, and the convenience of main-floor laundry. The freshly painted fully finished basement adds incredible versatility, complete with two additional bedrooms, a 3-piece bath with walk-in shower, and a huge recreation area—ideal for movie nights or game days. Step outside through the sliding doors onto the expansive deck overlooking a beautifully landscaped yard. Enjoy evenings around the fire pit or tend to your raised garden boxes and flower beds—this yard is a true gardener's dream. Additional highlights include a large heated garage, front driveway parking, two storage sheds, a newer hot water tank (2022), and a brand-new furnace for added peace of mind. Full of charm, functionality, and outdoor space, this is the perfect home for those seeking comfort and character in a wonderful neighbourhood. Disclaimer; Photos are virtually staged.