



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**57 McDougall Crescent  
Red Deer, Alberta**

**MLS # A2273929**



**\$419,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Morrisroe Extension  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,203 sq.ft.   | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Garden, Gentle Sloping, Landscaped, Lawn |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Wood Siding                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |    |

**Inclusions:** n/a

This delightful 1,200 sq. ft. bungalow offers 4 bedrooms and 3 full bathrooms, providing exceptional functionality and flexibility for families or investors. The main floor welcomes you with an open-concept living and dining area filled with natural light, alongside a well-appointed kitchen. The main level features updated windows throughout, enhancing comfort and energy efficiency. Three bedrooms are conveniently located on the main floor, including the primary suite complete with its own ensuite bathroom and a spacious walk-in closet. The fully finished basement expands your living space with a large family room, a fourth bedroom, a full bathroom, and ample storage—ideal for guests, teens, or extended family. A standout feature of this property is the oversized, heated garage, perfect for the car enthusiast, hobbyist, or anyone needing extra workspace year-round. With its efficient layout, modern updates, and exceptional garage amenities, this home delivers both practicality and lifestyle appeal.