



GRASSROOTS
REALTY GROUP

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

**23 Jepsen Crescent
Red Deer, Alberta**

MLS # A2276981

\$439,900



Division:	Johnstone Crossing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,065 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Heated Garage, Insulated, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Blinds & Curtain Rods, Curtains in Living Room & Primary Bedroom, 3 Garage Remotes, Attached Garage Shelving, 2 Garage Cabinets, AC Unit, Fire Pit, Primary Bedroom TV & Mount, All Mounts for TVs

Attention Garage Guys this home will WOW you with its 44 X 32 heated garage with 220! This unique property has a super sized yard that offers plenty of space for kids, pets, playcentres, pool etc. The lovingly cared for home offers an open plan ideal for enjoying time with family & friends. The kitchen looks onto the dining area and living room. The living room has large windows facing northwest with an abundance of natural light flowing through. It features a gas fireplace. The dining area can accommodate a large dining table and the kitchen has a pantry + an abundance of cabinets and countertop space. There are 2 bedrooms on the main plus 2 in the lower level. The lower level development has excellent use of space with a bright family room and a bathroom with a gorgeous custom shower. For your comfort there is central AC. Shingles on home were replaced in 2024. The home is located on a quiet close with minimal traffic. Johnstone is a popular neighborhood with easy access in and out of the city.