



GRASSROOTS
REALTY GROUP

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1 Duval Crescent Red Deer, Alberta

MLS # A2279701



\$399,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	992 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Range, Dishwasher, All Window Coverings, Shelving in Basement Hallway, Shelving in Basement Bedroom, Built-In Work Bench in Basement Bedroom, Washer + Dryer, Garage Door Opener + Remote(s), Electric Heater in Garage, Built-In Work Benches & Shelving in Garage, Planter Box

Fully Finished Bi-Level with Detached Double Garage on a Corner Lot in Deer Park The tiled front entrance leads you up to the bright & open main floor with vaulted ceilings and large windows allowing for plenty of natural light. The kitchen offers a center island, tiled flooring, ample cupboard and counter space, stainless steel appliances, and an adjoining dining area that can easily accommodate large family gatherings. The living room features laminate flooring, a cozy gas fireplace, and access to the east facing backyard. Down the hall you will find the good-sized primary bedroom, 4-pc bathroom, and second bedroom. The cozy fully developed basement includes two spacious bedrooms, large family room, a renovated 3-piece bathroom with a luxury tile shower, and understairs storage. The backyard is fully fenced and landscaped. Complete with underdeck storage, garden box, and access to your Detached Heated Double Garage. Recent Updates: Deck & Front Step - refinished & stained w/ high quality aluminum railings, Fence Stain, Landscape Matting & Rock on both sides of the home, New Garden Box, Mulch & Raspberry Bush This home is located in a family friendly neighborhood, close to schools, parks, walking trails, shopping, & public transit.