



GRASSROOTS
REALTY GROUP

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**51 Ives Crescent
Red Deer, Alberta**

MLS # A2286354

\$389,900



Division:	Inglewood West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	906 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, SHED, SLIDE, SAND BOX, CEILING FANS, ALL WINDOW COVERINGS, BOOT LOCKER IN ENTRANCE

FULLY DEVELOPED BI-LEVEL W/4 BEDROOMS & 2 BATHS ~ SOUTH FACING BACKYARD ~ LARGE OFF STREET PARKING PAD W/ROOM FOR AN RV ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings, tile flooring and a built-in storage bench ~ The living room has built in shelving and floor to ceiling windows that overlook the front yard and allow for natural light to fill the space ~ The kitchen offers a functional layout and offers plenty of light stained maple cabinets, ample counter space, full tile backsplash, window above the sink, a wall pantry, and an eating bar ~ Host gatherings with ease in the dining room with more large windows plus garden door access to the two tiered deck and backyard ~ Two main floor bedrooms are both a generous size ~ 4 piece main bathroom ~ The fully finished basement with large above grade windows offers a spacious family room, 2 bedrooms, a 3 piece bathroom with a walk-in shower, laundry, and space for storage ~ Seller will provide \$3,500 credit towards new shingles ~ The sunny south facing backyard is fully fenced, landscaped with tons of grassy yard space, and includes a shed ~ Rear parking pad has space for multiple vehicles and/or an RV ~ Located within walking distance to schools, parks, playgrounds and walking trails with all other amenities close by.