



**23 Irving Crescent  
Red Deer, Alberta**

**MLS # A2287939**



**\$649,900**

<b>Division:</b>	Inglewood West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 3 T.V. wall mounts

**RARE FIND!!** Welcome to this bright and beautifully updated open concept bungalow, perfectly positioned backing onto a highly desirable GREEN SPACE! With 2 bedrooms on the main level, 2 bedrooms downstairs plus office, and 3 full bathrooms, this home offers a flexible and functional layout ideal for families, guests, and home office needs. Large windows take full advantage of the south-facing fully landscaped backyard and floods the home with natural light plus provides lovely year-round views. Relax and enjoy evening BBQ'S on the 2 tiered composite covered deck with glass railing. Beyond the fence, enjoy direct access to a large green space featuring an elementary school and ball diamond in the summer, which transforms into an outdoor skating rink in the winter—a true community gem. Despite the proximity to the school, the home remains quiet and peaceful. Inside, you'll appreciate the site finished hardwood floors on the main level and a refreshed kitchen that anchors the open living space—perfect for everyday living and entertaining. Stone counter tops add an elegant touch to the kitchen, appliances have all been replaced within the past few years, and there is a large center island, a perfect space for the family to gather. The main bedroom at the rear of the home is a quiet and private oasis and comes complete with a beautiful 5pce ensuite and walk-in closet! Thoughtfully updated finishing touches throughout this home create a warm and welcoming atmosphere that is completely move-in ready. A double attached heated garage with epoxy flooring takes care of parking, and there is a concrete hot tub pad and wiring in the fully landscaped backyard as well as decorative curbing. Combining location, light, and lifestyle, this exceptional bungalow is a rare opportunity to enjoy comfort, convenience, and community all in one.