



**46 Duncan Crescent
Red Deer, Alberta**

MLS # A2288305



\$319,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,289 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer.

Perfect for a first time home buyer or investment property. This 4 level spit has 3 beds and 2 full baths. Front driveway for extra parking. The front entry has a coat closet. Vinyl plank flooring throughout. The main floor is large, featuring a south-facing bay window that provides abundant natural light, a wood burning fireplace, and vaulted ceilings. Galley-style kitchen with a window over the sink and a pantry. The eating area is large. The upper level has two good-sized bedrooms and a four-piece bath. The third level has another bedroom, a four-piece bathroom and a sitting area with a side door leading to the nicely landscaped fully fenced backyard with a large deck. The fourth level/basement, which can be accessed from the front entryway or third level is massive enough for both a games area and a sitting area. The utility room/ laundry room has a sink with a full crawlspace under the third level. This home has lots of storage. A must see!