



**16 Durand Crescent  
Red Deer, Alberta**

**MLS # A2291527**



**\$299,900**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Plug-In		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Lan		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, AC

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI-LEVEL TOWNHOME ~ RENOVATED & LOADED WITH UPGRADES ~ NO CONDO FEES ~ Covered front entry welcomes you and leads to a sun filled foyer with high ceilings ~ Recent updates include; Appliances, central air conditioner, hot water tank, furnace, windows, flooring, paint, light fixtures, blinds and shingles ~ The living room features soaring vaulted ceilings and has a large south facing picture window that allows for plenty of natural light ~ The stylish kitchen offers a functional layout with ample white cabinets, ample counter space including an eating bar, walk in corner pantry, window above the sink and upgraded stainless steel appliances ~ Easily host large gatherings in the dining room with another large picture window and a garden door that leads to the deck and backyard ~ 2 piece main floor bathroom ~ Spacious laundry room with high ceilings, built in shelving and a linen closet ~ The primary bedroom can easily accommodate a king size bed, has ample closet space and is conveniently located next to the 4 piece bathroom with an oversized vanity and built-in linen shelving ~ 2 additional bedrooms are both a generous size with ample closet space ~ Other great features include; operational in-floor heat, central vacuum, move in ready ~ The backyard is landscaped, has a garden shed plus space for storage below the deck and is fully fenced with back alley access ~ Rear parking pad has space for at least two vehicles ~ Located steps to large park with a playground (future school site), easy access to parks, walking trails, schools, and all other amenities ~ Pride of ownership is evident in this well cared for, move in ready home!