



**10 Patterson Crescent
Red Deer, Alberta**

MLS # A2293424



\$439,900

Division:	Pines		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wet Bar		

Inclusions: fridge, stove, dishwasher, window blinds and curtain rods, washer, dryer, central vacuum and attachments, security system components and BLINK doorbell, garage door opener

Welcome to a rare gem in one of Red Deer's most coveted mature neighborhoods, The Pines. This meticulously maintained home seamlessly blends classic charm with modern convenience, offering true peace of mind. Major updates include new roof shingles (2018), furnace and water heater (2016), electrical panel (2007), siding and windows (2011), flooring, paint, and so much more. The main floor features a bright, open living space with clear sightlines from the kitchen to the dining and living areas. The modernized kitchen boasts stainless steel appliances, updated countertops, and painted solid wood cabinetry. A versatile movable island provides additional counter space and smart storage. Extend your living space to the outdoors as you exit from the dining area to a covered deck with a brand-new roof. Two spacious bedrooms and a fully updated bathroom complete the main level. Downstairs, an expansive family room with wet bar offers ample living and entertainment options, complemented by a cozy gas fireplace. A third bedroom, a charming three-piece bath with new flooring, and a laundry/storage room with a separate entrance to the backyard enhance functionality. The expansive yard is a showpiece, featuring mature flower gardens and fruit trees like apples, saskatoons, nanking cherries, black currants and even grapevines. Relax on the massive covered deck or wander through the tranquil gardens - this yard is a real oasis. An oversized single garage and ample off-street parking accommodate guests or projects. The sewer lines have been inspected and are clear, the city updated water and sewer main line in the alley, and there is newly installed fiber optic internet. For those who value conscientious maintenance, this home reflects care and attention in every detail.