



**304 Jenner Crescent  
Red Deer, Alberta**

**MLS # A2293641**



**\$524,900**

<b>Division:</b>	Johnstone Crossing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Stove, Fridge, Dishwasher, Microwave Hood Fan, Washer, Dryer, Gazebo, Central Vacuum & Attachments, Window Coverings, Garage Ramp

Welcome to this beautifully maintained bungalow located on a quiet close in desirable Johnstone Crossing. As you enter the home, you're greeted by a tiled front entry that transitions into beautiful maple hardwood flooring throughout the main level, immediately giving a warm and well-cared-for feel. Just off the entry is a bright front living room with large windows that bring in plenty of natural light, creating a welcoming space to relax or entertain. Nearby, you'll also find access to the basement. Moving into the main living space, you'll appreciate the open layout highlighted by vaulted ceilings and large windows that continue to bring in natural light. The living room flows comfortably into the kitchen and dining area, creating a functional space for both everyday living and entertaining. The kitchen offers ample cabinetry and workspace, along with a dining area that leads directly out to the backyard. At the patio doors, there is a tiled landing that helps protect the hardwood flooring, adding a practical touch for everyday use. From here, step out to the covered deck with stone columns and sun shades, along with a gas line for a BBQ or fire table, creating a great outdoor space to relax or host guests. The backyard enjoys southwest exposure, making it ideal for afternoon and evening sun, and also includes a 10x10 gazebo. There is also a fish pond that has been covered over, which can easily be reopened for those who appreciate water features and landscaping. In addition, the yard features paved RV parking, offering excellent flexibility for extra vehicles, trailers, or recreational use. Back inside, the main floor features three bedrooms, including a spacious primary suite with a recently renovated ensuite complete with a tiled shower and glass enclosure. A full 4-piece bathroom completes the main level. Downstairs, the fully developed basement offers

excellent additional living space, including a large family room centred around a gas fireplace, creating a comfortable place to unwind. There is also a media area, wet bar, 2 additional bedrooms, and a full bathroom, making it ideal for families or entertaining. In-floor heating throughout the basement adds an extra level of comfort year-round. Additional features include a heated attached garage, air conditioning and a new roof (approximately 3 years ago) with matching shingles also installed on the shed. This is a well-cared-for home with thoughtful updates, offering a great combination of comfort, functionality, and outdoor living in a highly desirable neighbourhood.