



**37 Wilson Crescent
Red Deer, Alberta**

MLS # A2294056



\$425,000

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Deep Freezer, Hot Tub, Kitchen Stools, All Window Coverings, Central Vac & Attachments, Garage Door Openers x 2

Welcome to 37 Wilson Crescent, a wondrously large home directly across from Red Deer Polytechnic. This home features an impressive 1400+ sqft of floorspace on the main floor with 3 full sized bedroom. The 14' x 13' primary bedroom has a 3 piece ensuite and a walk-in closet - an uncommon feature for homes of this era indicating a higher level build and craftsmanship. The full east side of the home is wide open between the living room and dining room, which also opens up to a very adequately sized kitchen. Patio doors off the dining room to the deck allows for easy access to your outdoor cooking. A sweeping staircase at the front entrance leads to the lower level which hosts another bedroom, bathroom, and two large bonus/rec rooms. Another staircase at the back provides easy access to the deck and backyard. An attached 26x13 garage has a heated 15x13 studio/bonus room at the back with an attached 6x9 sunroom. Combined with the ideal location, basement access options, and sheer size, the potential of this home must be witnessed first hand to truly see what it has to offer you.