



**87 Denison Crescent
Red Deer, Alberta**

MLS # A2295335



\$529,900

Division:	Deer Park Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Track Lighting, Vaulted Ceiling(s)

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Central Vacuum (as-is) & Attachments, Microwave, Window Coverings

Welcome to 87 Denison Crescent in Deer Park, a true family home in a sought-after neighbourhood. Stepping inside you’re immediately greeted by a striking two-storey foyer with an open second-floor landing, giving the home a real sense of space from the moment you enter. To the right, a formal sitting room with vaulted ceiling flows into the dining area, an ideal setup for hosting or family gatherings, complete with newly installed blinds throughout. From there, the dining room leads into the kitchen, featuring quartz countertops, a new stove, and a new refrigerator, along with a bright breakfast nook. The kitchen and nook overlook the sunken family room, creating a comfortable, connected space centred around the wood paneling and brick fireplace. Patio doors off this area lead to the deck and backyard, which enjoys west-facing exposure, perfect for afternoon and evening sun. Heading back towards the front of the home, you’ll find access to the basement, followed by a 2-piece bathroom and a flexible main floor bedroom or office. The main level is completed by the laundry area and direct access to the attached garage. Upstairs, the sweeping staircase leads to a spacious primary bedroom with an oversized ensuite featuring a soaker tub and separate shower. Down the hall are two more generously sized bedrooms, along with a full 4-piece bathroom, offering a functional layout for families. The basement is mostly unfinished, providing a great opportunity to develop the space to your needs, and already includes a new furnace and newer hot water tank. With its generous size, functional layout, and location on one of Deer Park’s most desirable crescents, this home offers a great opportunity for someone looking to move into a well-established neighbourhood and make it their own over time.