



**203 Duston Street  
Red Deer, Alberta**

**MLS # A2295478**



**\$449,999**

<b>Division:</b>	Devonshire		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Blinds/Window Coverings

Set in a welcoming neighbourhood and facing a peaceful park, this beautifully cared-for bilevel offers a lifestyle that blends everyday convenience with a sense of space and comfort. Step inside to a bright, open-concept main floor where natural light flows easily through the living, dining, and kitchen areas—creating an inviting setting for both quiet evenings and time spent with family and friends. Recent updates, including fresh paint and new microwave and stove, add a clean, refreshed feel that is ready to enjoy from day one. With five bedrooms and three full bathrooms, the home provides the flexibility growing families need—whether it’s extra space for children, a home office, or accommodating guests. The layout is thoughtfully designed to balance togetherness and privacy, making it just as practical as it is comfortable. Outside, the mature treed lot offers a private backdrop for relaxing or entertaining, while the double detached garage adds everyday convenience. The park directly across the street becomes a natural extension of your living space—perfect for morning walks, outdoor play, or simply enjoying the surroundings. Located close to schools, shopping, the Collicutt Centre, and an extensive network of walking and biking trails, this home is especially well-suited for first-time buyers or families looking to settle into a well-connected and established community. It’s a place where comfort, location, and lifestyle come together seamlessly.