



**27 Gregson Crescent
Red Deer, Alberta**

MLS # A2295899



\$515,000

Division:	Glendale Park Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,275 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Reverse Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Preserved Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Suspended Ceiling, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer

Welcome to 27 Gregson Crescent—where modern updates meet a comfortable, move-in ready lifestyle. Immediate possession is available on this fully rebuilt 4 bedroom, 3 bathroom bi-level offering almost 1,300 sq. ft. above grade, complete with a walk-up basement. The interior was completely rebuilt in 2023/24 by DK1 — Central Alberta, this home also includes the balance of the Alberta New Home Warranty Program for added peace of mind. A bright, welcoming entry leads into an open concept main floor finished with durable vinyl plank flooring, creating a warm, open and spacious feel throughout. The living room features floor-to-ceiling bay windows overlooking the front yard, filling the space with natural light. The dining area is equally inviting, with a large window that make it perfect for hosting family and friends. The kitchen is thoughtfully designed with an abundance of soft-close cabinetry, oversized drawers, built-in pantries, plenty of counter space, full tile backsplash, and a window above the sink looking out to the south facing backyard. Brand new stainless steel appliances complete the space. Just off the kitchen, a separate entry leads to the wrap-around deck—an ideal spot to relax or entertain. The primary bedroom offers plenty of space for a king-sized bed and additional furniture, along with dual closets, a 4-piece ensuite, and sliding patio doors that open directly onto the deck. Two additional main floor bedrooms are generously sized and conveniently located near the main 4-piece bathroom. Downstairs, the fully finished basement with high ceilings provides even more living space, including a large family room, the fourth bedroom & yet another 4-piece bathroom. The laundry with a new front-load washer and dryer are also here beside the outside entry that offers added flexibility and direct access to the backyard. The double attached garage is

insulated and finished with painted drywall. Outside, the fully fenced yard includes enclosed deck storage, a garden shed, fire pit, and plenty of green space surrounded by mature trees for added privacy and shade. Right beside a walking trail, with green space right behind you will enjoy easy access to parks, playgrounds, outdoor fitness areas and the Red Deer trail system. Walking distance to the St Teresa of Avila faith based elementary school, Glendale Science and Technology Middle school and the YMCA. Ideally situated between Gaetz & Taylor all the shopping you need is a short drive.