



**17 George Crescent
Red Deer, Alberta**

MLS # A2296745



\$317,000

Division:	Glendale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,033 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Insulated, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Storage Shed

Discover the perfect blend of comfort, versatility, and convenience in this well-maintained half-duplex in family-friendly Glendale. Offering over 1,028 sq ft of living space on the main level plus a partially finished basement, this attached side-by-side bungalow style home features three spacious bedrooms and a 4-piece bathroom upstairs, along with a versatile lower level complete with a fourth bedroom, 3-piece bathroom, and extra space to develop further. Ideal for extended family or guests. Fully fenced backyard, with a large single detached garage (30' x 15') with alley access. Recent updates include new vinyl plank flooring and paint. Windows, exterior doors and roof shingles on the house have all been upgraded in the last 10 years. Perfectly situated near the G.H. Dawe Community Centre, Woody's Spray Park, playgrounds, schools, shopping, and more, this property is a rare opportunity in a sought-after north Red Deer location.