



**118 Duval Crescent  
Red Deer, Alberta**

**MLS # A2298426**



**\$464,900**

<b>Division:</b>	Davenport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	r-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Charming bungalow available for sale by its original owners in a sought-after neighborhood. This home has been meticulously maintained and cared for over the years. The inviting front porch welcomes you to this exceptional property nestled on a tranquil street in Davenport. Upon entering, you'll find a spacious living room adorned with rich hardwood floors and a cozy gas fireplace, perfect for relaxation. The kitchen is thoughtfully designed with plenty of cupboard and counter space, featuring upgrades such as granite countertops and stainless steel appliances, including a Bosch dishwasher. The main floor also offers a convenient mudroom, laundry facilities, and a generous primary suite complete with a walk-in closet and a luxurious four-piece ensuite, as well as direct access to a large rear deck. Two additional bedrooms upstairs have been combined to create a fantastic bonus space that can serve as a den or bedroom, with the option to easily revert to two separate rooms. The lower level boasts a spacious recreation room, a large bedroom that can comfortably fit a king-size bed, and another full four-piece bathroom. The utility/storage room offers ample space for all your belongings. The double garage is fully insulated and drywalled, providing excellent protection for your vehicles. The backyard is beautifully landscaped with shrubs and trees, featuring an oversized deck accessible from both the master bedroom and the kitchen. This home is an ideal starter residence or a perfect downsizing option for anyone seeking a well-loved and well-maintained property.