



**44 Duval Close
Red Deer, Alberta**

MLS # A2300322



\$429,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool Table, Shoe Cabinet in Entry, Shed, TV Mounts, Fire-Pit

Welcome to 44 Duval Close ~ This fully developed WALKOUT Bi-Level features three bedrooms, three bathrooms and a double attached garage tucked away in a quiet close backing onto a green space! The bright main floor features fresh paint and a large South facing window allowing for an abundance of natural light. You transition naturally into the dining room and kitchen with access to the backyard great for hosting. The kitchen is very functional offering an island, pantry and a gas stove. Two bedrooms on the main floor including the oversized primary bedroom easily accommodates King size furniture plus an updated 4pc ensuite! Main floor laundry with a sink and storage is an added bonus here. The walkout basement is an entertainers dream ~ the pool table stays so envision your evenings with family and friends and the luxury of indoor/outdoor gatherings. The basement bedroom is a great size perfect for teenagers or guests. Additional features include: Central A/C, in-floor heat in the basement family room, upgraded shingles in 2021, both HWT's in 2016 and more. This well loved home awaits new ownership!