



**52 Archibald Crescent
Red Deer, Alberta**

MLS # A2302649



\$529,900

Division:	Anders Park East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Built in 2000 and sitting in one of Red Deer's most established neighbourhoods, this 1,273 sq ft bungalow in Victoria Park checks a lot of boxes for a family looking for a move-in ready home with room to grow. Four bedrooms, three bathrooms, a finished basement, and an attached heated garage — the layout makes sense from the moment you walk in. The main floor has been well maintained and updated over the years. The living room features vinyl flooring, white baseboards, and modern paint — clean and neutral. The kitchen is a functional space with oak cabinets, a built-in pantry, tiled backsplash, stainless appliances, a deep stainless sink, and a centre island that gives you both prep space and gathering space. The dining area sits just off the kitchen with a bright window overlooking the backyard, making the eat-in layout feel open and connected. Main floor laundry with upper cabinetry rounds out the practical side of things, and all bathrooms throughout the home feature modern updated fixtures. The primary bedroom is a fair size with a walk-in closet and a 3-piece ensuite that includes a modern tiled shower with a glass door. Downstairs, the basement is fully developed with a large open living area, pot lights, and surround sound wiring — a solid rec room setup. There's also a fourth bedroom, a 4-piece bathroom with tiled floor and tub surround, and a generous utility/storage room that actually has room to breathe. Outside, the south-facing backyard is well set up. There's a wood deck with vinyl railing and glass inserts, a ground-level cement pad just off the deck, and gravel RV parking with a gate. Mechanically, the home has a high-efficiency furnace, central air conditioning, and a hot water tank replaced in 2022. Victoria Park is a well-regarded area of the city, with large park space nearby, walking distance to both high schools

and the Collicutt Centre, and easy access to East Hill Shopping Centre for everyday amenities. Solid home, great location, ready for its next family.