



**98 Welton Crescent
Red Deer, Alberta**

MLS # A2302968



\$489,900

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

BACKING ONTO A TREED RESERVE WITH NO NEIGHBOURS BEHIND ~ 4 BEDROOM, 3 BATHROOM 2-STOREY WITH OVER 1780 SQ. FT. ABOVE GRADE ~ 22' L X 20' W ATTACHED GARAGE ~ Stucco exterior and a large south facing covered front veranda offer eye catching curb appeal ~ The living room features hardwood flooring and large south facing windows that overlook the veranda and front yard ~ The kitchen offers a functional layout with an abundance of oak cabinets, tons of counter space, full tile backsplash, large windows with treed views, and a counter height eating bar ~ Easily host large gatherings in the dining room with a built in China cabinet, and sliding door patio doors to the multi tiered deck and backyard ~ Conveniently located main floor laundry is just off the kitchen, has built in cabinets, and connects to the 2 piece main floor bathroom ~ A generous size family room with hardwood floors and high ceilings features a cozy brick faced fireplace and another set of sliding patio doors to the deck and backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk-in closet, and a 3 piece ensuite with a walk-in shower ~ 3 additional bedrooms on the upper level are all a generous size with ample closet space (two walk-in closets) ~ 4 piece bathroom with a jetted tub and an oversized vanity ~ The unfinished basement offers plenty of storage space and excellent potential for future development ~ 22' L x 20' W attached garage is insulated, finished with drywall, and has a man door to the side/backyard ~ The fully fenced backyard overlooks mature trees, has fruit trees and shrubs, and plenty of yard space ~ Walking trail that connects to Red Deer's extensive Waskasoo trail system just outside your front door ~ Excellent location; close to multiple schools, parks, playgrounds, Red Deer

Poly, Heritage Ranch, Bower Ponds, easy access to downtown, the hospital and highway access ~ With generous space in an established neighbourhood, this home offers a great opportunity to update and make it your own.