



**77 Duval Crescent
Red Deer, Alberta**

MLS # A2304752



\$449,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,180 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, AC		

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BI-LEVEL ~ DOUBLE ATTACHED GARAGE ~ SUNNY WEST FACING BACKYARD WITH A 2-TIERED DECK ~ CENTRAL AIR CONDITIONING ~ Mature landscaping in the front yard creates eye catching curb appeal ~ Welcoming tile foyer with high ceilings and convenient access to the attached garage ~ Vaulted ceilings create a feeling of spaciousness ~ The living room offers floor to ceiling bay window that over look the front yard and fill the space with natural light, has a lighted niche, and space for a formal dining table or extra seating ~ The kitchen offers an abundance of oak cabinets, ample counter space, full tile backsplash, window above the sink, a spacious wall pantry, and plenty of space for a large dining table and chairs ~ Garden door access to the sunny west facing 2-tiered deck ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, has a walk in closet and a 3 piece ensuite ~ 2 additional bedrooms are both a generous size and are conveniently located across from a 4 piece bathroom ~ The fully finished basement features large above grade windows and operational in floor heat ~ Generous size family room with space for a games table opens to a media room with built in shelving and sconce lighting ~ 2 huge bedrooms both have ample closet space ~ 4 piece bathroom with an oversized vanity is located next to the laundry room ~ Shingles replaced within the last 3 years ~ The backyard is fully fenced, landscaped with mature trees and shrubs, has a storage shed below the deck, tons of yard space, and back alley access ~ Double attached garage is insulated, finished with painted drywall, and has a man door to the side/backyard ~ Located close to schools, parks, playgrounds and walking trails with easy access to all other amenities ~ This 5

bedroom, 3 bathroom bi-level offers incredible space and layout for a growing family ~ The home has been well loved over the years and provides a great opportunity for the next owner to bring their own vision and updates ~ Priced accordingly to reflect the opportunity for cosmetic improvements and to build equity