



**GRASSROOTS**  
REALTY GROUP

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**77 Mcdougall Crescent  
Red Deer, Alberta**

**MLS # A2129410**



**\$364,000**

<b>Division:</b>	Morrisroe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street, O		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Lawn, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Cement Fiber Board, Stucco
<b>Foundation:</b>	Wood
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Storage Shed

Would you love a home with a big yard in a mature neighbourhood with an oversized heated garage and RV parking? This home in desirable Morrisroe is waiting for you. Spacious, bright kitchen and dining area overlook the backyard, with a spacious deck for entertaining, grilling or enjoying a morning coffee. The living room offers large west facing windows and is shaded by mature trees while still providing lots of light. With two bedrooms and a full bath located on the upper level and two more spacious bedrooms and full bath on the lower level this home offers great space and flexibility for your family. The lower level is also home to a great family room. A large utility room with laundry, tons of built in cabinets, and extra storage under the stairs completes the level. Outside in the backyard, you'll find apple trees, flower beds, shed and under deck storage perfect for lawn equipment, bikes and deck furniture. Featuring back lane access and extra parking means you can even park your RV or boat! The large, heated garage has parking for two vehicles and a separate workshop area with cabinets and workbench. The front yard is low maintenance with trees, shrubs, bark mulch and shale driveway. There is a cozy patio tucked in behind the trees to enjoy your favorite beverage or read a book. Conveniently located close to Collicutt Center, restaurants, schools, grocery stores, bus and walking/bike trails, this home offers easy access to amenities and entertainment options. This home is ideal for your family to personalize and make your own.