



**74 Duval Crescent
Red Deer, Alberta**

MLS # A2132698



\$449,900

Division:	Davenport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	2001 (23 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Play house

Imagine waking up in your dream home—a charming bi-level that's been updated to perfection, just waiting for your family to make it their own. From the moment you step inside, you'll be greeted by a sense of warmth and comfort that's truly unparalleled. The first thing you'll notice? Those brand-new vinyl windows (installed in 2022/2023) flooding the space with natural light and framing picturesque views of the surrounding neighborhood and greenery. Speaking of views, prepare to be wowed by the open layout, vaulted ceilings, and gleaming acacia hardwood floors that create an atmosphere of luxury and sophistication throughout the home. But the real heart of the home? That would be the kitchen. With its warm beach wood cabinetry, generous island, and sparkling countertops, it's a chef's paradise just waiting to be explored. And with no carpet in sight, maintenance is a breeze, leaving you with more time to enjoy the things that truly matter. As you explore further, you'll discover three main-floor bedrooms, each adding to the home's functionality. Need a home office or a cozy nursery? You've got it. And with a fully finished basement boasting a stylish Spruce finish and a cozy family room complete with a wood stove, there's plenty of space for the whole family to spread out and relax. Three more bedrooms in the basement are truly the cherry on top. But what really sets this home apart is the practical features that ensure both comfort and peace of mind. With a high-efficiency furnace and hot water tank replaced within the last 5-6 years, along with ducts cleaned in 2022 and a water softener, you can rest easy knowing that efficiency and sustainability are top priorities. And with top-to-bottom Pex plumbing, you'll enjoy hassle-free living for years to come. And let's not forget about the backyard oasis. With a whimsical playhouse (with electricity), multi-swing set,

sandbox, and green space with a park just steps away, there's no shortage of opportunities for outdoor fun and adventure. And when the sun sets, gather around a fire pit and soak in the tranquility of the outskirts of the city, surrounded by the ones you love most. In short, this isn't just a house—it's a home, filled with warmth, charm, and endless possibilities. So why wait? Your perfect family haven awaits.