



**20 Broughton Crescent  
Red Deer, Alberta**

**MLS # A2137395**



**\$365,000**

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Track Lighting		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Blinds, Central Vacuum & All Attachments, Garage Shelving & Work Bench, Storage Room Shelves, Cold Room Shelves

One of a kind location for this updated bungalow! Facing a green space, where homes rarely come for sale is this charming bungalow with a detached double garage. You'll appreciate the attractive newer kitchen and flooring. There are newer kitchen appliances and updated white trim throughout the main floor. The home offers a more open layout than most homes of this era. The kitchen looks onto the dining area and living room and all have views to the park. The park is often home to local wildlife: rabbits, deer and moose! There is an abundance of natural light with all the south facing windows. This family friendly floor plan has 3 bedrooms on the main level. There are laundry hook ups in one of the bedrooms allowing for a new owner to move laundry to the main floor if they so choose. The lower level offers a large family room, 2 bedrooms + a bathroom. The home has a newer furnace and the windows have been updated. Both the front and backyard have been lovingly cared for with beautiful flower gardens and a variety of fruit trees.. This Bower location is premium as you're walking distance to the mall, several parks and the walking/biking trails. It provides easy access in or out of the city. If you're seeking a move in ready home in a peaceful location this may be just the property for you!