



GRASSROOTS
REALTY GROUP

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**50 Richards Crescent
Red Deer, Alberta**

MLS # A2139562



\$420,000

Division:	Rosedale Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully renovated bi-level home at 50 Richards Crescent in the highly desirable Rosedale Estates neighborhood of Red Deer. Built in 1983, this 5-bedroom, 3-bathroom home offers a perfect blend of modern updates and timeless charm, making it ideal for families seeking both comfort and convenience. This home boasts a total of 2,209 square feet of living space, with 1,157 sq/ft above ground and a 1,052 sq/ft finished basement, providing ample room for the entire family. The upstairs has been opened up and renovated, featuring stylish laminate flooring throughout the living areas. The open-concept area enhances the flow of natural light and creates a welcoming atmosphere while still having privacy for the bedrooms. The kitchen is a mix of chef's delight and family comfort with updated cabinetry, modern appliances, and ample counter space while still keeping you surrounded by family, perfect for preparing meals and entertaining guests. Relax in the bright and spacious living room, ideal for family gatherings and quiet evenings. The master bedroom includes a private 2-piece ensuite for your convenience and comfort. Two more generously sized bedrooms and a 4-piece main bathroom complete the upper level, providing plenty of space for family or guests. The basement has been well-maintained over the years, preserving its original charm while incorporating some minor upgrades. It includes two additional bedrooms, a 3-piece bathroom, ample storage, a recreation area, a play area, and a large utility/laundry room. You can escape from the hustle and bustle to relax downstairs and watch your favorite game in the rec area. The property boasts a beautifully landscaped yard with a large pad that is perfect for summer barbecues and outdoor entertaining. A green space/park is conveniently located nearby, where

regular dog training sessions are held. A detached double garage with back alley access provides secure parking and additional storage. The rear alley also features a narrow green belt, offering extra privacy with no neighbors directly behind. Located in a family-friendly crescent, this home is close to several amenities. Nearby, you'll find parks and green spaces for outdoor activities and recreational facilities like the Collicutt Centre, offering fitness, swimming, and sports activities. Additionally, there are nearby grocery stores, restaurants, and cafes, ensuring all your daily needs are met within a short distance. The nearby schools include Barrie Wilson Elementary School, Lindsay Thurber Comprehensive High School, and Father Henri Voisin School. For added convenience, a close bus stop provides easy access to public transportation, making commuting hassle-free. This is the perfect place to raise a family!