



**54 Larsen Crescent
Red Deer, Alberta**

MLS # A2140227



\$550,000

Division:	Lonsdale		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,211 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Se		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Basement Fridge, Garden Shed

Location, Location, Location!! What an absolute gem of a property located near numerous schools, trail systems, Collicutt centre, parks, highway access, grocery stores and eateries! This WALKOUT bi-level backs onto a large COMMUNITY PARK and it boasts 5 beds and 3 bathrooms, vaulted ceilings, woodstove, upgrades galore and its just been professionally painted. Step inside and be amazed at the large foyer, open plan, and tremendous natural light gleaming in from all the numerous windows. The kitchen is just perfect with plenty of prep area, numerous pot and pan drawers, stainless steel appliances, large pantry, eating bar and corner sink overlooking the community park! The spacious family friendly dining and living room area can hold large gatherings and as a bonus there is a newer H/E woodstove to cut down on the high costs of running a home. There are 3 family size bedrooms on the main level plus an upgraded 4 pc bath. The primary suite overlooks the park, has a ton of natural light, hosts a walk-in closet and a private 3pc bath. The lower level is also bright and spacious and will not disappoint! The spacious family room has many built-in cabinets and it is plumbed for a wet bar plus there is electricity available to have a bar fridge. The two teenage bedrooms are very large and offer privacy as they are at a different end on the home. There is also another 4pc upgraded bath for the family needs. The home has many excellent added features and upgrades that need to be seen to be appreciated. Don't forget about the upper level south facing upper deck and the lower level, private concrete patio plus the perfect firepit area for the evening talks around the fire. This home is clean, loved and well maintained!