



**45 Gilbert Crescent  
Red Deer, Alberta**

**MLS # A2142798**



**\$415,000**

<b>Division:</b>	Glendale Park Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Window Coverings

Check out this incredible family home with plenty of space! The main floor features an open concept living room & dining area. Large windows overlooking a mature spruce tree. The kitchen features oak cabinets, laminate countertops that are approx. 2 years old. The kitchen also has an additional eating area with garden doors out to the BRAND NEW deck! The backyard is fully fenced and overlooks mature trees. The lower level features another family room with a gas fireplace. Also on the lower level is laundry, a bathroom and bedroom and large walk in closet off the attached garage entrance. Upper floor features 3 bedrooms and two bathrooms. The primary bedroom is very spacious with ensuite bathroom that has a large soaker tub. The primary bedroom also has two newer vinyl windows. The basement is fully finished with another bedroom, family room and storage room. Other features include: fresh paint in 2024, Shingles approx. 8 years ago, high efficiency furnace installed approx 2 years ago, hot water tank new in 2024 and stainless steel kitchen appliances are included.