



**5818 41 StreetCrescent  
Red Deer, Alberta**

**MLS # A2145246**



**\$509,900**

<b>Division:</b>	West Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, ALL MEDIA EQUIPMENT, ALL WINDOW COVERINGS, TV WALL MOUNT, ELECTRIC FIREPLACE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, SHED, SHELVING IN GARAGE

FULLY DEVELOPED 4 BEDROOM, 3 BATH RAISED BUNGALOW ~ BUILT IN 2011 AND LOCATED ON A LARGE LOT IN A MATURE NEIGHBOURHOOD ~ HEATED DOUBLE GARAGE, CONCRETE DRIVEWAY & PAVED ALLEY ~ Mature landscaping in the front yard welcomes you and creates eye catching curb appeal ~ Covered front veranda overlooks the front yard and leads to a large foyer ~ Open concept main floor layout offers a feeling of spaciousness ~ The living room is flooded with natural light from an abundance of large windows and is centred by a fireplace with a mantle and a mount for your TV ~ Easily host a large family gathering in the dining room ~ The kitchen comes well equipped with an abundance of dark stained cabinets, ample counter space including an eating bar, full tile backsplash, upgraded stainless steel appliances, rows of recessed lighting, window above the sink overlooking the backyard and a garden door that leads to the deck with a privacy wall ~ Separate door leads to the conveniently located mud room ~ The primary bedroom has tons of natural light, can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a spa like ensuite with an oversized vanity and a walk in shower ~ Second bedroom and a 4 piece bathroom complete the main level ~ The fully finished basement offers high ceilings, large above grade windows and operational in floor heating ~ Generous size family room with roughed in plumbing for a wet bar is located next to the media room with tiered seating and extra insulation ~ 2 generous size bedrooms share a 4 piece bathroom ~ Laundry is located in it's own room, has a laundry sink, cabinets, built in shelving and space for storage ~ Hot water tank replaced in 2022 ~ The backyard is landscaped with mature trees, shrubs, and perennials, has a garden

shed, and is fully fenced with access to the paved back alley ~ Heated 24' x 22' double garage is insulated, finished with painted drywall, and offers built in shelving ~ Additional parking behind the garage on the oversized concrete driveway ~ Excellent location; walking distance to multiple schools (including Red Deer Polytechnic), close to multiple parks, playgrounds, Heritage Ranch and the river valley with easy access to downtown, the highway and all other amenities ~ Pride of ownership is evident in this well cared for home!