



**GRASSROOTS**  
REALTY GROUP

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**93 O'brien Crescent  
Red Deer, Alberta**

**MLS # A2145869**



**\$399,900**

<b>Division:</b>	Oriole Park West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Landscaped, Rect		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, 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>	Cable Connected, Electricity Connected

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, A/C, WASHER, DRYER, BLINDS, CURTAIN RODS, GARAGE DOOR OPENER AND CONTROL, BASEMENT TV WALL MOUNTS, SHED

FULLY DEVELOPED 5 BEDROOM, 3 BATH BI-LEVEL ~ HEATED DOUBLE GARAGE ~ CENTRAL AIR ~ Covered entry welcomes you and leads to a tile foyer ~ The living room features large south facing windows that overlook the front yard and allow for tons of natural light ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including a peninsula with an eating bar, full tile backsplash, window above the sink and two wall pantries ~ The spacious dining room offers garden door access to the deck with a privacy wall, gas line for your BBQ and storage space below ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet and a 4 piece ensuite ~ Two additional main floor bedrooms are both a generous size and share a 4 piece bathroom ~ The fully finished basement with large above grade windows offers a large L shaped family room with a cozy gas fireplace and room for a games table, plus two bedrooms, a 4 piece bathroom with a jetted tub, massive laundry room with tons of space for storage, and a finished storage room with floor to ceiling shelving ~ The backyard is landscaped, has a garden shed and is fully fenced with back alley access ~ Heated double attached garage ~ Located steps to parks, walking trails, Maskepatoon Park and Natural area with easy access to schools, tons of shopping/restaurants, and all other amenities.